



To: Planning Committee
From: Wayne Craig
Director of Development

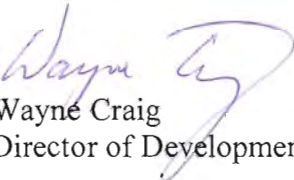
Date: October 21, 2014

File: RZ 14-667788


Re: **Application by City of Richmond for Rezoning at 9620, 9660 and 9700 Cambie Road from Single Detached (RS1/F) to School & Institutional Use (SI)**

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9176, for the rezoning of 9620, 9660 and 9700 Cambie Road from the “Single Detached (RS1/F)” zone to the “School & Institutional Use (SI)” zone in order to develop a new Fire Hall and BC Ambulance Service Ambulance Station, be introduced and given first reading.


Wayne Craig
Director of Development

SB:blg
Att.

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Engineering	<input checked="" type="checkbox"/>	
Policy Planning	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	

Staff Report

Origin

The City of Richmond has applied for permission to rezone 9620, 9660 and 9700 Cambie Road (Attachment 1) from the “Single Detached (RS1/F)” zone to the “School & Institutional Use (SI)” zone in order to develop a new Fire Hall and BC Ambulance Service Ambulance Station (Attachment 2).

The proposed facility on the subject consolidated site offers the opportunity to provide a BC Ambulance Service Ambulance Station and a new Cambie Fire Hall No. 3 to replace the existing Bridgeport Fire Hall No. 3 on another site located at 9100 Bridgeport Road. The existing aging fire hall is over 50 years old and needs to be replaced to address maintenance needs and to accommodate future expansion and larger fire-fighting equipment.

There will be no associated Development Permit application as the Richmond Official Community Plan (OCP) exempts institutional uses from this requirement.

Servicing improvements are required as part of the future Building Permit application process for the design and construction of works including, but not limited to: Cambie Road frontage improvements and any utility relocation or upgrades.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 3).

Surrounding Development

Development surrounding the consolidated site:

- To the North: Across Cambie Road, is the Oaks neighbourhood of the West Cambie Planning Area, including an internal subdivision with single detached homes fronting onto McKay Drive on lots zoned “Single Detached (RS1/B)”.
- To the East: Fronting onto Cambie Road, is a single detached home on a lot zoned “Single Detached (RS1/F)” and a multi-tenant commercial development at the corner of Cambie Road and No. 4 Road on a lot zoned “Neighbourhood Commercial (CN)”.
- To the South: Fronting onto Odlin Road, is Tomsett Elementary School on a lot zoned “School & Institutional Use (SI)”.
- To the West: Is the Alexandra Neighbourhood North Park Way, a connecting greenway between Cambie Road and Odlin Road.

Related Policies & Studies

West Cambie Area Plan (OCP) – Alexandra Neighbourhood

The proposal complies with the site's "Community Institutional" land use designation in the West Cambie Area Plan's Alexandra Neighbourhood Land Use Map (Attachment 4).

The area designated for "Community Institutional" land uses stretches between Cambie Road and Odlin Road and includes the large Tomsett Elementary school property. The subject proposal includes most, but not all of the "Community Institutional" area along Cambie Road. The subject proposal does not include one (1) residential lot at 9720 Cambie Road with a single detached house, which is adjacent to the proposed emergency services site and also the elementary school property. School District staff has advised that the School District has no plans to purchase the property. Richmond Fire Rescue staff have also advised that the City does not require the property for the emergency services project.

The property at 9720 Cambie Road property may be redeveloped in the future with a new single family home under the existing residential zoning.

Without an identified need from the City or the School District, the only other options for the property would be a rezoning for a community institutional use (i.e., religious, cultural or private educational) of the property in keeping with the current OCP "Community Institutional" land use designation.

Given the existing size and location of the property between a proposed fire hall and existing commercial centre, staff believe that the property should be redesignated for commercial use in keeping with the existing commercial centre on the corner property. Unless otherwise directed by Council, an OCP amendment to redesignate the site to "Convenience Commercial" will be brought forward to Council for consideration in 2015, as part of an OCP Bylaw housekeeping staff report.

OCP Aircraft Noise Sensitive Development (ANSD) Policy

The subject site is located within the Aircraft Noise Sensitive Development (ANSD) Policy Area within a designation that permits all aircraft noise sensitive land uses with the exception of new single-family development.

2005 – 2009 Capital Programs

The Cambie Fire Hall No. 3 was approved by Council as part of the 2005 – 2009 Capital Programs, with a cost of \$20.7 million including land costs.

Policy 2307 Sustainable "High Performance" Building Policy – City-Owned Facilities

The design proposal complies with the Policy. The 2,415 m² building is being designed with sustainable features to target a LEED gold standard. The systems details and mechanical design process are underway. Facilities staff will ensure that the LEED target requirement is met.

Project Description

Key elements of the project include:

- A new three-storey, approximately 2,415 m² (25,995 ft²) building with approximate building heights ranging from 7.5 m to 12.9 m (24.6 ft to 42.3 ft) and 14.5 m (47.5 ft.) training and hose drying tower.
- Two (2) fire vehicle emergency response bays, two (2) fire vehicle repair bays, and interior space for office, training and staff uses.
- A BC Ambulance Service station with two (2) ambulance emergency response bays for six (6) ambulances, and interior space for office, training and staff uses.
- Incorporation of sustainable design elements into the building and site development to a LEED gold standard.

Preliminary architectural and landscaping drawings are included as Attachment 2.

Consultation

Ministry of Transportation and Infrastructure

The subject application was referred to the provincial Ministry of Transportation and Infrastructure (MOTI), as the site is within 400 m of Highway 99. MOTI staff have reviewed the application and granted preliminary approval. MOTI approval is a requirement of the rezoning.

Public Input

Informational signage is posted on the subject site to notify the public of the rezoning application. The statutory Public Hearing will provide local property owners and other interested parties with an additional opportunity to comment. Notification of the Public Hearing will be mailed to neighbours and advertised in *The Richmond Review* local newspaper. No correspondence was received regarding the rezoning application.

The following consultation with the public and stakeholders has taken place:

- Project team met with School District No. 38 (Richmond) staff.
- Project team staff met with the owner of the neighbouring property at 9720 Cambie Road.
- Project team staff hand delivered public open house meeting notices to properties neighbouring the subject site during the week of September 15, 2014.
- The City hosted public open house meetings regarding the major City projects for a Minoru Complex, Fire Hall No. 1 and Fire Hall No. 3. The open house meetings were held at Lansdowne Shopping Centre (noon to 5:00 pm on September 19), Minoru Place Activity Centre (9:00 am to noon on September 23) and Minoru Aquatic Centre (10:00 am to 4:00 pm on September 20 and 4:30 pm to 7:30 pm on September 24).

The project team will continue to consult with school district staff and the owner of the neighbouring property at 9720 Cambie Road to coordinate construction activity, to provide appropriate interfaces of privacy fencing and landscaping.

Staff Comments

Staff have reviewed the development proposal and no significant concerns have been identified.

Advisory Design Panel

Support was expressed by the Advisory Design Panel (ADP) regarding the development proposal and suggestions were provided for the applicant's consideration as the development design is finalized at Building Permit stage. A copy of the relevant excerpt from the ADP Minutes from October 8, 2014 is attached for reference (Attachment 5). The design response has been included immediately following the specific Design Panel comments and is identified in '*bold italic*' text.

Analysis

The provision of a new Cambie Fire Hall No. 3 and inclusion of an Ambulance Station is an important capital project that addresses the community safety needs of our growing city. The new facility will replace the existing aging Bridgeport Fire Hall No. 3, which is located at 9100 Bridgeport Road.

Transportation

- Dedication for future road widening of 3.4 m along the entire Cambie Road frontage is a requirement of the rezoning.
- The development will provide a new sidewalk at the new property line.
- The design proposal includes four (4) driveways providing full movement access to Cambie Road for emergency response, site parking and emergency equipment returning to the site or arriving for training. Design details will be finalized as part of the Building Permit process.
- A surface parking area is provided, including 40 parking spaces, one (1) of which is accessible. This parking provision meets the operational requirement of the facility.

Site Servicing

- As part of the future Building Permit application process, the development is required to provide a new 6 m wide utility right-of-way and new sanitary sewer at the rear of the site to tie into the existing sewer system along the east edge of Tomsett Neighbourhood School Park.

Alexandra District Energy Utility

- The subject site is located outside of the service area identified in the Alexandra District Energy Utility Bylaw No. 8641, however, the project team is investigating whether connection to the utility is feasible. This connection and other requirements will be finalized through the Building Permit process.

Public Art

- The fire hall project is an important opportunity to support the City's Public Art Program goals. The inclusion of Public Art into the project design will add to its individuality, distinctiveness and identity within the Alexandra neighbourhood.
- The project team is working with the City's Public Art Coordinator to incorporate Public Arts into this important civic site and community gateway. In compliance with the Cambie Fire Hall No. 3 Public Art Plan approved by Council on October 14, 2014 and the Public Art Program Policy 8702, the artwork will be selected through a jury process. Review by the Public Art Advisory Committee and the proposal call for artists are anticipated to occur in the coming months.

Project Design

- This prominent civic building appropriately addresses the major arterial Cambie Road, showcasing a BC Ambulance Station and the City's role in providing emergency fire rescue services, providing an iconographic building in the Alexandra neighbourhood, and communicates the City's commitment to Public Art and sustainable design.
- The site planning on this modest site has been directed by the functional requirements of emergency response, training, and the operational constraints of newer and larger fire-fighting equipment as well as provision of ambulance services.
- With a clean modern architectural approach, the materiality and execution of the detailing will have a strong visual impact. Robust materials are used for this working building.
- The landscape design includes providing a feature plaza in front of the building and landscaped borders around the surface parking area and around the rear and side edges of the site. Planting includes ground cover, vines, hedges and trees. Decorative paving is provided at the at the feature plaza and in a pedestrian route in the parking area. Soft landscaping is also proposed in the adjacent greenway to soften the transition to the emergency services site.
- The planting of 25 trees is proposed in locations along Cambie Road and surrounding the surface parking area. Marking the edge of the greenway and the regular vehicle entry to the site, one (1) swamp white oak tree is proposed. This tree has grown from a seed from the New York 9/11 site. There is an existing line of Green Pillar Oak trees in the greenway adjacent to the site. The proposed surface parking area is bordered by the existing trees, One (1) additional proposed Green Pillar Oak tree adjacent to the greenway, six (6) Serviceberry trees along the rear property line next to the greenway, and twelve (12) Ginko Biloba trees leading from the building to Cambie Road.

- The landscape design provides a landscaped interface to the adjacent residential home to the east and Tomsett Elementary school field to the south. Hose spray protection is provided with a concrete wall in the training area of the site. The interface to the school field includes semi evergreen vine planting screening the retaining wall and privacy fencing as well as evergreen hedge screening the spray wall. The interface to the residential home includes privacy fence and evergreen hedge planting as well as semi evergreen vine planting screening for the spray wall. New perimeter hedges will be American Arborvitae, an evergreen slower growing hedge species. The size and spacing of replacement hedging consider the long-term health of the hedge, maintenance needs and provision of a landscape and privacy buffer to the neighbouring single-family home.
- The entire site will be raised to roughly 0.6 m above the crown of Cambie Road. This is needed to meet the minimum Flood Construction Level of 2.6 m GSC required by the City's Flood Plain Designation and Protection Bylaw. This is particularly important for this emergency response building which is being designed to post disaster standards.
- As a result of needing to raise the entire site, all existing vegetation will be removed from the site (including hedges and approximately 30 trees). Parks staff have reviewed the site and advise that due to their size and poor condition, none of the trees located on the site are suitable for relocation. New trees will be planted in the feature plaza along Cambie Road, and on both sides of the surface parking area on the west side of the site.
- The project is targeting LEED gold and the project team is in the process of finalising the sustainability features including mechanical, electrical and lighting systems to achieve this target.
- The City is sensitive to the placement of Fire Halls in residential neighbourhoods and considers this in site planning and the design of the facility. RFR monitors their operational needs on an ongoing basis to ensure timely emergency response and pedestrian, traffic and community safety.

Financial Impact or Economic Impact

There are costs associated with constructing and operating the proposed new City facility for a fire hall and ambulance station. These costs and budget processes are being addressed by Richmond Fire Rescue and/or Facilities staff outside of the scope of this rezoning application.

The rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure.

Conclusion

The subject rezoning application is needed to facilitate the design and construction of a new proposed Fire Hall and Ambulance Station facility. The proposed facility would replace aging infrastructure, accommodate the future growth of Richmond Fire Rescue with more staff and larger fire-fighting equipment and accommodate BC Ambulance Service needs in a building designed to current flood protection and seismic standards. The proposed design will present an attractive contemporary architectural and landscape design to the community and the Cambie Road arterial. Sustainability features will be incorporated to achieve a LEED gold standard. For these reasons, staff support the proposal.

It is recommend that Richmond Zoning Bylaw 8500, Amendment Bylaw 9176, for the rezoning of 9620, 9660 and 9700 Cambie Road from the "Single Detached (RS1/F)" zone to the "School & Institutional Use (SI)" zone, be introduced and given first reading.



Sara Badyal, M. Arch, RPP
Planner 2
(605-276-4282)

SB:blg

Attachments:

- Attachment 1: Location Map and Arial Photograph
- Attachment 2: Conceptual Architectural and Landscape Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Alexandra Neighbourhood Context Land Use Map (West Cambie)
- Attachment 5: Annotated Excerpt from Advisory Design Panel Minutes (October 8, 2014)

Prior to final adoption of Bylaw 9176, the following are required to be completed:

1. Provincial Ministry of Transportation & Infrastructure Approval (MOTI).
2. Consolidation of all the lots into one development parcel.
3. 3.4 m road dedication along the entire Cambie Road frontage.

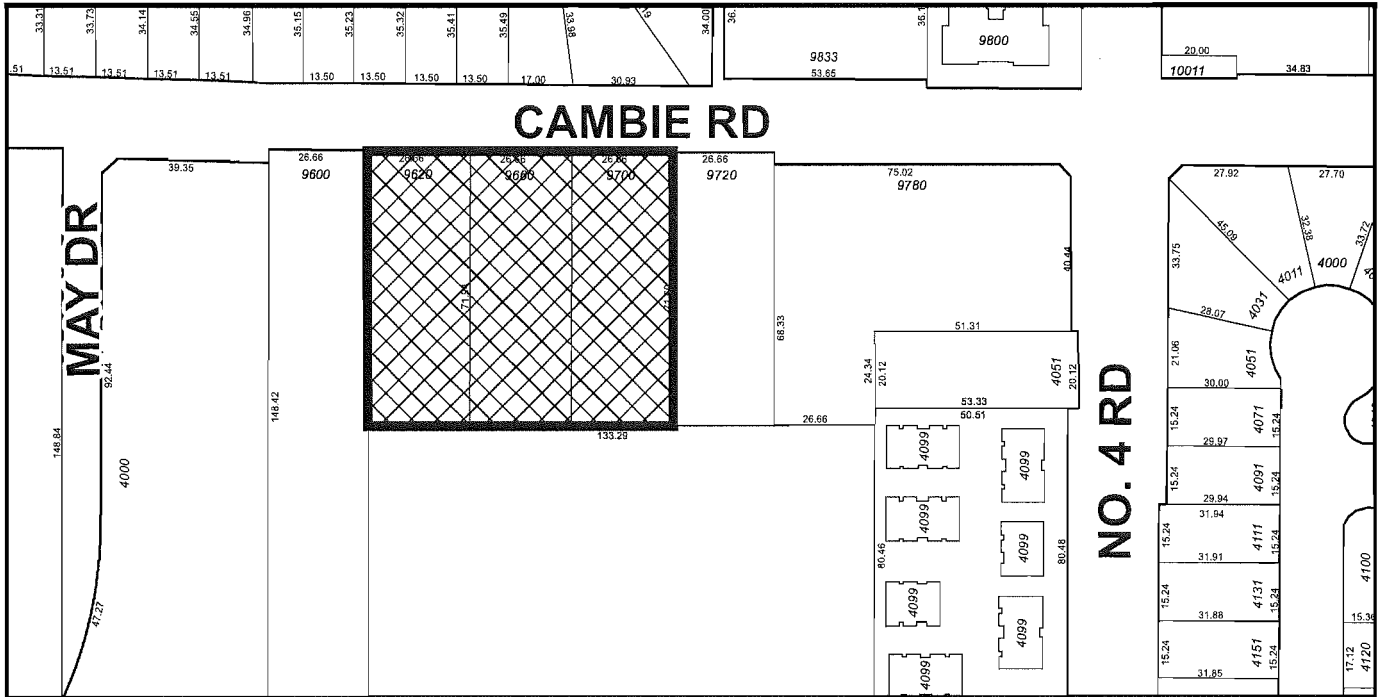
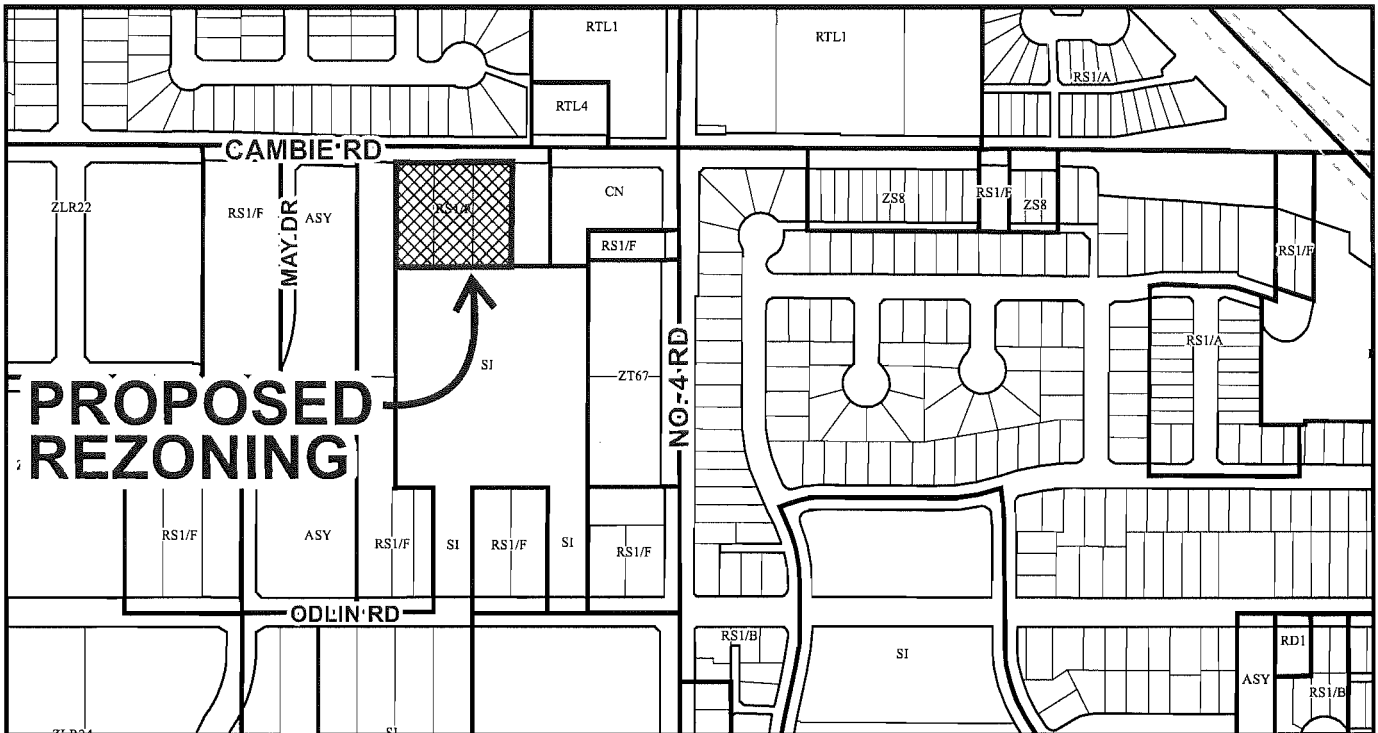
As part of future Building Permit, the following are required to be completed:

1. Development to provide design and construction of frontage improvements along Cambie Road including a 2 m wide concrete sidewalk at the new property line and grass boulevard between sidewalk and existing curb/gutter.
2. Development to provide a new 6 m wide utility right-of-way and new sanitary, including new manholes (spaced as per City standard), south of the subject site along the north property line of Tomsett Neighbourhood School Park to tie into the existing sanitary main located along the east edge of the park (manhole SMH 54512). Detailed design and calculations to be provided for Engineering review.
3. Development to provide appropriately sized connections for water service and storm sewer service, including water meter assembly provided onsite and storm sewer service type 3 inspection chamber. Detailed design and calculations to be provided for Engineering review.
4. Existing water service connections to 9620, 9660 and 9700 Cambie Road to be cut and capped at main.
5. Existing storm service connections to 9620, 9660 and 9700 Cambie Road to be capped and abandoned.
6. Submission of fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey or ISO to confirm that there is adequate available flow for fire-fighting purposes.

7. Existing private utility pole to be reviewed in coordination with BC Hydro for potential conflict with proposed east driveway and potential relocation requirement.
8. Private utility needs to be reviewed in coordination with private utility companies for potential requirements for rights-of-ways, equipment and future under-grounding of overhead lines. All private utility equipment to be located on the development site and not within City rights-of-way and not impact public amenities such as sidewalks, boulevards and bike paths.
9. Additional legal agreements to the satisfaction of the Director of Engineering may be required, including site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
10. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
11. Building Permit required for any retaining wall exceeding 1 m in height. For walls retaining preload material, this permit must be obtained prior to construction of the retaining wall or installation of the preload material. Please see the new bulletin at the following link: http://www.richmond.ca/___shared/assets/permits5239047.pdf



City of
Richmond



RZ 14-667788

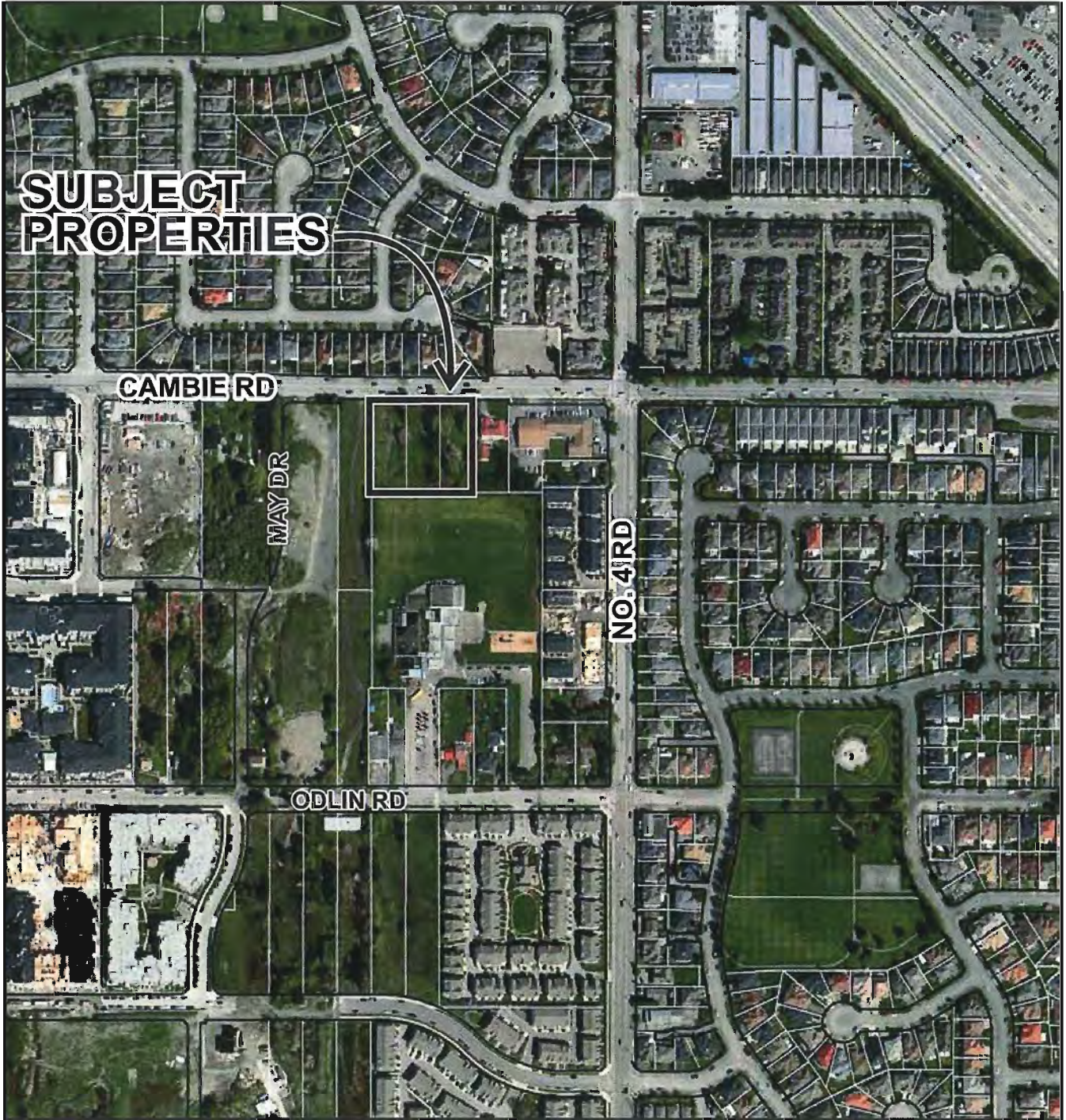
Original Date: 07/23/14

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 14-667788

Original Date: 07/23/14

Revision Date:

Note: Dimensions are in METRES

CNCL - 213



1. Number	2. Rev.	3. Date
1	1	2014.10.15
2	1	2014.10.15
3	1	2014.10.15
4	1	2014.10.15
5	1	2014.10.15
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17	1	2014.10.15
18	1	2014.10.15
19	1	2014.10.15
20	1	2014.10.15

CAMBIE FIRE HALL & AMBULANCE STATION NO. 3

860 Cambie Road
Richmond, BC V6K 1M4



COVER SHEET

DATE: 2014.10.15
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: [Scale]

DD-00

CAMBIE FIRE HALL & AMBULANCE STATION NO. 3



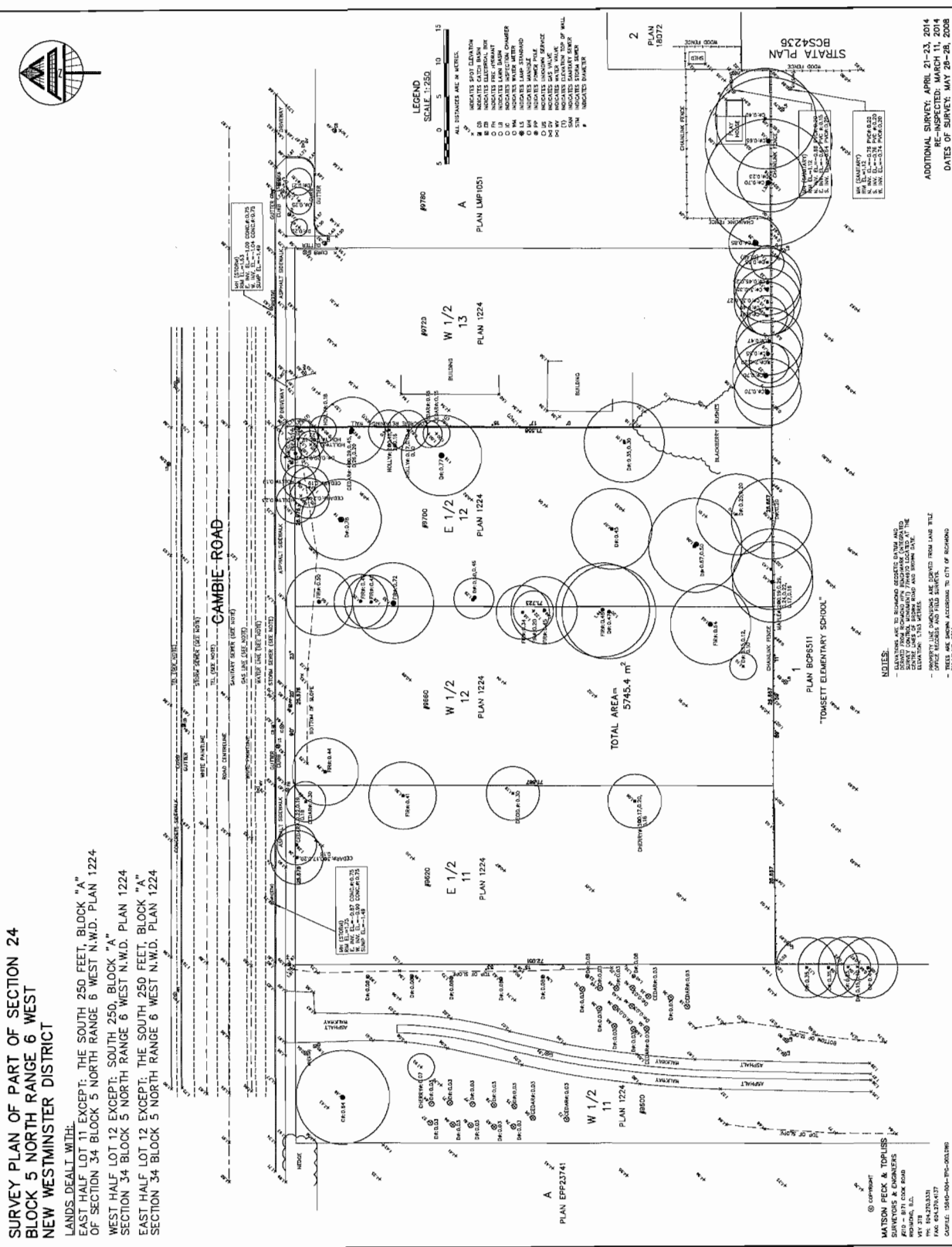
ISSUED FOR 95% DESIGN DEVELOPMENT
OCTOBER 15, 2014

DRAWING LIST

ARCHITECTURAL	CIVIL	MECHANICAL	ELECTRICAL
DD-01 Site Plan	C00 On-Site Servicing, Water & Sanitary C-02	M1.00 Site Plan	E000 Legend & Drawing List
DD-02 Wall, Floor & Roof Types	C01 On-Site Civil Key Plan	M2.00 Foundation Plan	E001 Site Plan
DD-03 Ground Floor Plan	C02 On-Site Grading Plan	M2.01 Second Floor Plan - Plumbing & Fire Protection	E100 Ground Floor Lighting Plan
DD-04 Second Floor Plan	C03 On-Site Servicing Storm Sewer	M2.02 Third & Fourth Floor - Plumbing & Fire Protection	E101 Second Floor Lighting Plan
DD-05 Third & Fourth Floor Plan		M3.00 Ground Floor Plan - HVAC	E200 Ground Floor Lighting Plan
DD-06 Building Elevations		M3.01 Second Floor Plan - HVAC	E201 Second Floor Power Plan
DD-07 Building Elevations		M3.02 Third Floor Plan - HVAC	E202 Third & Fourth Floor Power Plan
DD-08 Building Elevations		M3.04 Ground Floor Plan - Hydronics	E250 Single Line Diagram & Elec. Room Layout
DD-09 Building Sections		M3.05 Second Floor Plan - Hydronics	E300 Ground Floor Low Tension Plan
DD-10 Building Sections		M3.08 Third Floor Plan - Hydronics	E301 Second Floor Low Tension Plan
		M4.00 Mechanical Schematics	E302 Third & Fourth Floor Low Tension Plan
			E400 Electrical Details (Sheet #1)
			E401 Electrical Details (Sheet #2)
			E402 System Control Details
			E403 Lighting Control & Low Tension Details
			E405

**SURVEY PLAN OF PART OF SECTION 24
BLOCK 5 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT**

LANDS DEALT WITH:
EAST HALF LOT 11 EXCEPT; THE SOUTH 250 FEET, BLOCK "A"
OF SECTION 34 BLOCK 5 NORTH RANGE 6 WEST N.W.D. PLAN 1224
WEST HALF LOT 12 EXCEPT; SOUTH 250, BLOCK "A"
SECTION 34 BLOCK 5 NORTH RANGE 6 WEST N.W.D. PLAN 1224
EAST HALF LOT 12 EXCEPT; THE SOUTH 250 FEET, BLOCK "A"
SECTION 34 BLOCK 5 NORTH RANGE 6 WEST N.W.D. PLAN 1224



LEGEND
SCALE 1:250

ALL DISTANCES ARE IN METERS.

- INDICATES SPOT ELEVATION
- ⊕ INDICATES CATCH BASIN
- ⊖ INDICATES FIRE HYDRANT
- ⊙ INDICATES WELLS
- ⊖ INDICATES SINKHOLE
- INDICATES WATER METER
- INDICATES MANHOLE
- INDICATES WELLS
- INDICATES SINKHOLE
- INDICATES ELEVATION TO TOP OF WALL
- INDICATES ELEVATION TO TOP OF CURB
- INDICATES STEAM EXHAUST
- ⊖ INDICATES DRAINAGE

NOTES.

- EXISTING BUILDINGS ARE SHOWN AS SHOWN IN THE SURVEY PLAN.
- EXISTING UTILITIES ARE SHOWN AS SHOWN IN THE SURVEY PLAN.
- EXISTING LOT DIMENSIONS AND AREA ARE SHOWN IN THE SURVEY PLAN.
- EXISTING ELEVATIONS ARE SHOWN IN THE SURVEY PLAN.
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- EXISTING ELEVATIONS ARE SHOWN IN THE SURVEY PLAN.
- EXISTING LOT DIMENSIONS AND AREA ARE SHOWN IN THE SURVEY PLAN.

ADDITIONAL SURVEY: APRIL 21-23, 2014
RE-INSPECTED: MARCH 11, 2014
DATES OF SURVEY: MAY 28-29, 2008

MATSON PECK & TOPPIS
SURVEYORS & ENGINEERS
2000 W. 34th Ave.
Edmonton, Alberta
T6A 4K6
PHONE: 463-3333
FAC: 463-3337
COPLE: 1560-000-PPS-WALTR
E-MAIL: MPECK@MATSONPECK.COM

CLIENT REF: CITY OF RICHMOND
E-14-15840-TP




DGBK

1. Final Site Plan	1. 2/24/2016
2. Final Site Plan	1. 2/24/2016
3. Final Site Plan	1. 2/24/2016
4. Final Site Plan	1. 2/24/2016
5. Final Site Plan	1. 2/24/2016
6. Final Site Plan	1. 2/24/2016
7. Final Site Plan	1. 2/24/2016
8. Final Site Plan	1. 2/24/2016
9. Final Site Plan	1. 2/24/2016
10. Final Site Plan	1. 2/24/2016

1. Final Site Plan	1. 2/24/2016
2. Final Site Plan	1. 2/24/2016
3. Final Site Plan	1. 2/24/2016
4. Final Site Plan	1. 2/24/2016
5. Final Site Plan	1. 2/24/2016
6. Final Site Plan	1. 2/24/2016
7. Final Site Plan	1. 2/24/2016
8. Final Site Plan	1. 2/24/2016
9. Final Site Plan	1. 2/24/2016
10. Final Site Plan	1. 2/24/2016

CAMBIE FIRE HALL & AMBULANCE STATION NO. 3

960 Cambie Road
Richmond, BC V6X 1K4



SITE PLAN

DATE: 1/20/16
 DRAWN: 2014.10.31
 CHECKED: AC
 PROJECT NO: 14-102
 SHEET NO: DD-01

DD-01

PROJECT STATISTICS

Legal Description: Survey of 27m of Section 24, Block 5, North Range 6 West, New Westminster District

Land Parcel No: The South 250 Feet, Block "A" of Section 34 Block 5 North Range 6 West N.W.D. Plan 1224

West Half Lot 13 Block: The South 150 Feet "A" of Section 34 Block 5 North Range 6 West N.W.D. Plan 1224

East Half Lot 13 Block: The South 150 Feet, Block "A" of Section 34 Block 5 North Range 6 West N.W.D. Plan 1224

Zone: Existing - RS1/F
 Proposed - S1

Site Area: 5,473.3 m²

Lot Coverage: no maximum
 Proposed - 1,451.6 m² (27%)

Ground Floor Area: 1,450 m²
 Proposed: 511 m²
 Total: 2,473 m²

Building Height: Required - 12 m max. within 10m of Residential zone
 Proposed - 9.8 m within 10 m of Residential zone
 14.2 m maximum height

Required setbacks:
 Building Front Yard: 6 m
 Building Rear Yard: 3 m
 Building Side Yard: 3 m
 Parking Front Yard: 1.5 m
 Parking Side Yard: 1.5 m
 Proposed setbacks:
 Building Front Yard: 8.9 m
 Building Rear Yard: 8.9 m
 Building East Side Yard: 19.9 m
 Building Rear Yard: 3.4 m

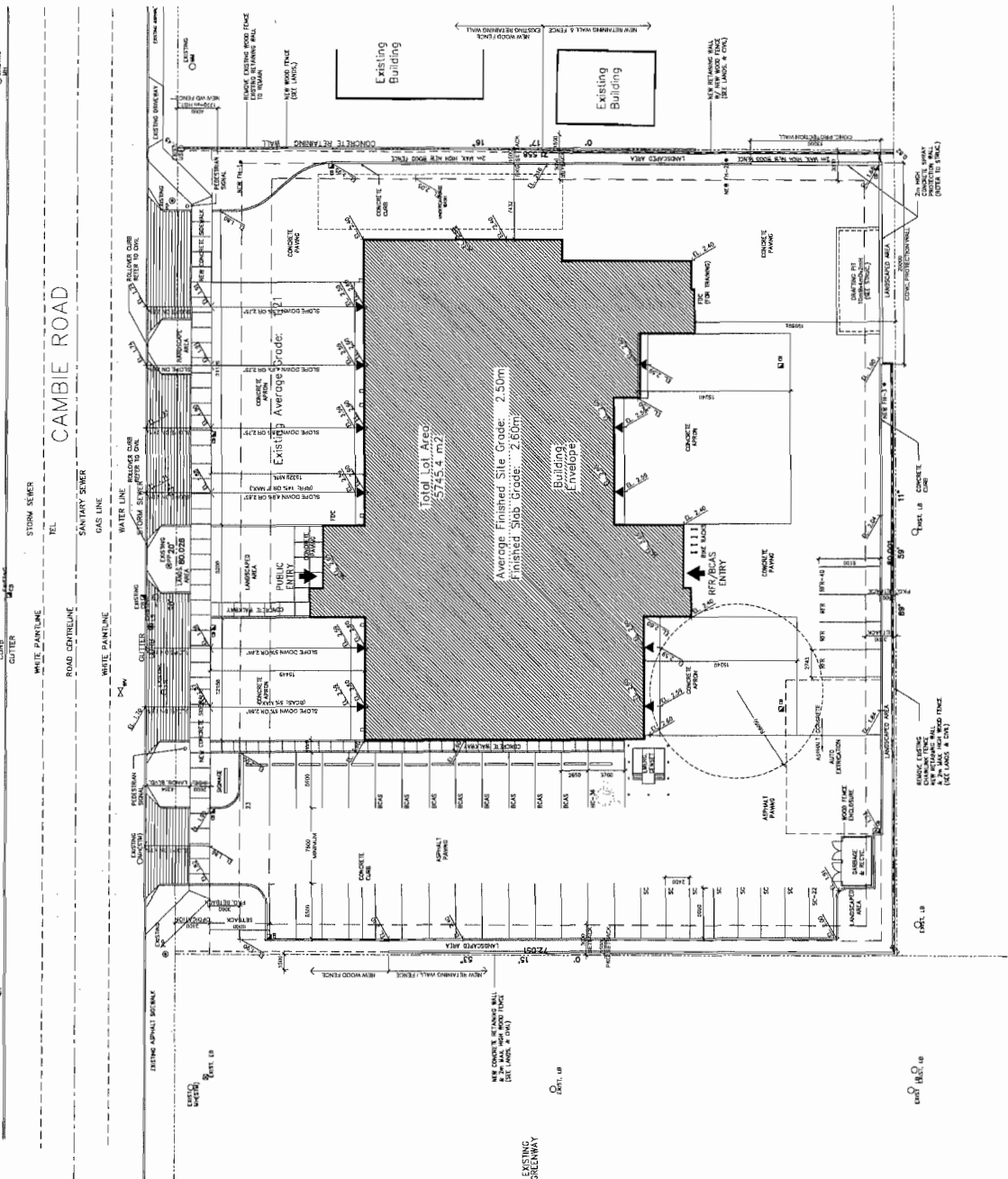
Future Road Widening Deductions:
 Proposed: 3.4 m

Parking Spaces:
 (To Meet Operational Need)
 Small Car - 4.6m x 2.3m: 9 stalls (23%)
 Handicapped - 3.7m x 6.5m: 1 stall (2%)
 Total: 40 stalls

Bicycle Parking - Class 2: 6

FAR: 0.9

Required Utilities:
 1. Fire Department Entrance to Street curb:
 Required - 15 m
 Provided - 19 m



CNCL - 216

Revision	Number	Date
1	As Issued	1-2014-08-24
2	As Issued	1-2014-08-24
3	As Issued	1-2014-08-24
4	As Issued	1-2014-08-24
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50	As Issued	1-2014-08-24

CAMBIE FIRE HALL & AMBULANCE STATION NO. 3

880 Cambie Road
Richmond, BC V6X 1V4

APLIN MARTIN CONSULTANTS LTD.
100-11000 15th Avenue, Richmond, BC V6V 2G9
Tel: 604-273-8888 Fax: 604-273-8889
www.aplinmartin.com

ON-SITE GRADING PLAN

DATE: 1-2014
DRAWN BY: [Name]
CHECKED BY: [Name]
PROJECT NO.: 14-102
ADDRESS: 14-802
SHEET NO.: 14-802

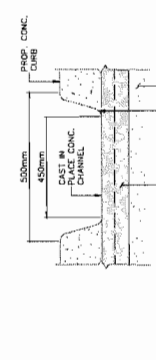
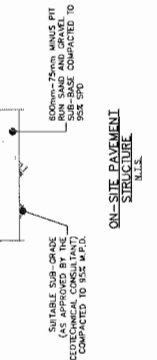
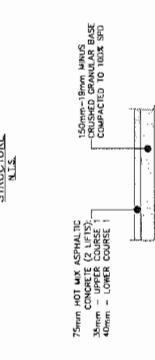
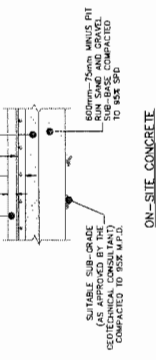
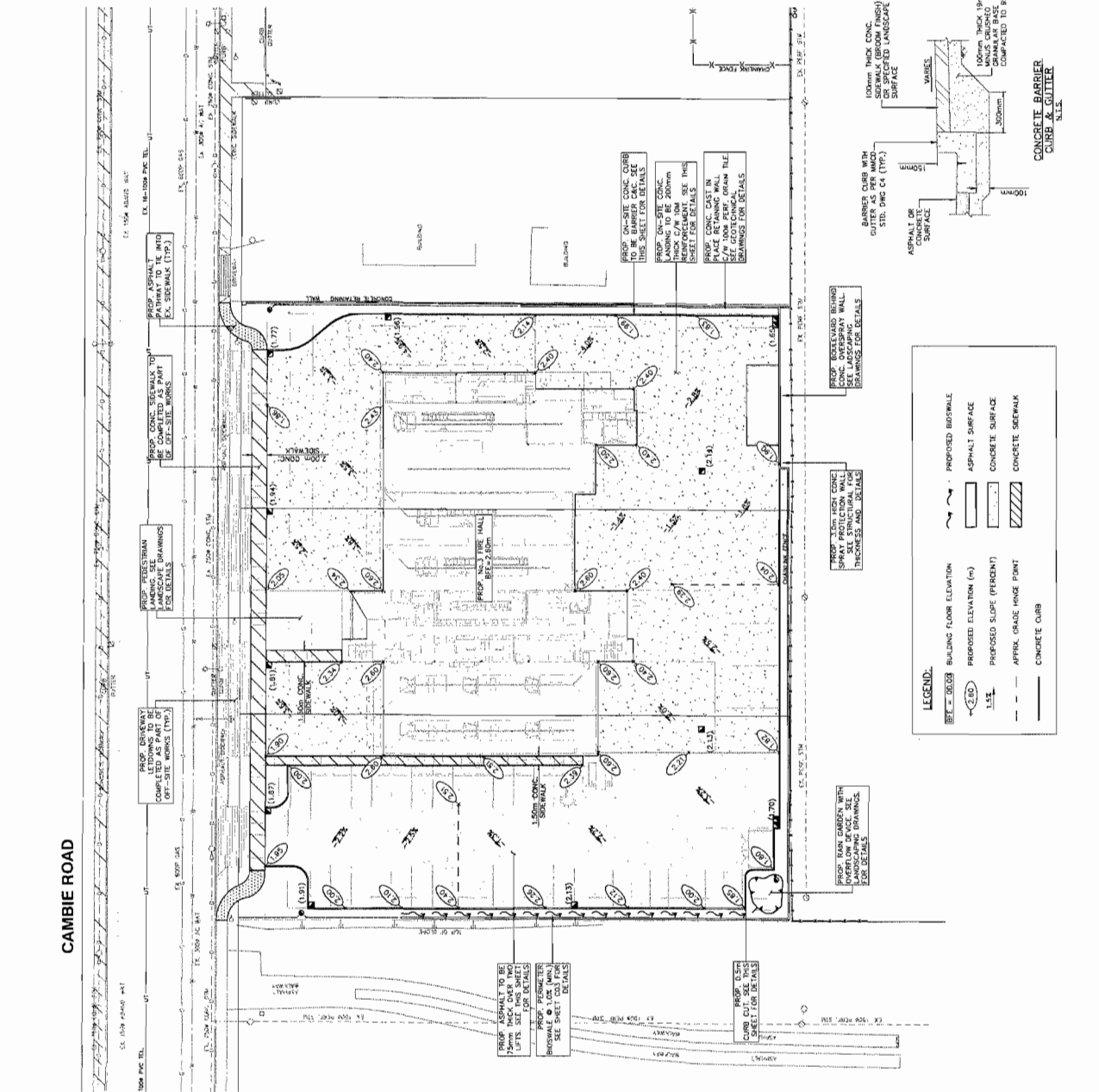
C02

TEXT INSERT POINT

Sheet system ref: C3

- GENERAL NOTES:**
- CONTRACTOR TO VERIFY THE LOCATION AND INSETS OF EXISTING WATER, STORM AND SANITARY CONNECTIONS TO ALL BUILDINGS AND TO PROVIDE ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO START OF CONSTRUCTION.
 - ALL BUILDINGS, ROADS & CONNECTIONS ARE TO BE LOCATED BY CO-ORDINATES AS CALICATED BY A B.C. LAND SURVEYOR.
 - CONSULT GAS DRAWINGS FOR GAS DISTRIBUTION WITHIN THE SITE.
 - THE CONTRACTOR MUST CONTACT THE ENGINEER PRIOR TO PRE-CONSTRUCTION MEETING DURING WHICH CONSTRUCTION METHODS, TIMING AND INSPECTION WILL BE DISCUSSED.

- GRADING NOTES:**
- ALL WORKS SHALL BE IN ACCORDANCE WITH THE C.O.D. VERSION OF MCD MASTER MUNICIPAL CONSTRUCTION DOCUMENTS.
 - ALL DIMENSIONS AND ELEVATIONS ARE IN METERS UNLESS SPECIFIED OTHERWISE.
 - ALL EXCAVATION, FILL PLACEMENT AND COMPACTION TO BE IN ACCORDANCE WITH GEOTECHNICAL CONSULTANTS REPORT.
 - ALL SPECIFIED GRADE CHANGES SHALL BE FORMED BY MEANS OF CONCRETE BARRIERS, CURBS & GUTTERS AS PER MCD STD. DMC C4.



Revision	Description	Date
1	Final Design	10/14/14
2	Final Design	10/14/14
3	Final Design	10/14/14
4	Final Design	10/14/14
5	Final Design	10/14/14
6	Final Design	10/14/14
7	Final Design	10/14/14
8	Final Design	10/14/14
9	Final Design	10/14/14
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24	Final Design	10/14/14
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26	Final Design	10/14/14
27	Final Design	10/14/14
28	Final Design	10/14/14
29	Final Design	10/14/14
30	Final Design	10/14/14

CAMBIE FIRE HALL & AMBULANCE STATION NO. 3

1800 Cambie Street
Richmond, BC V6X 1W4

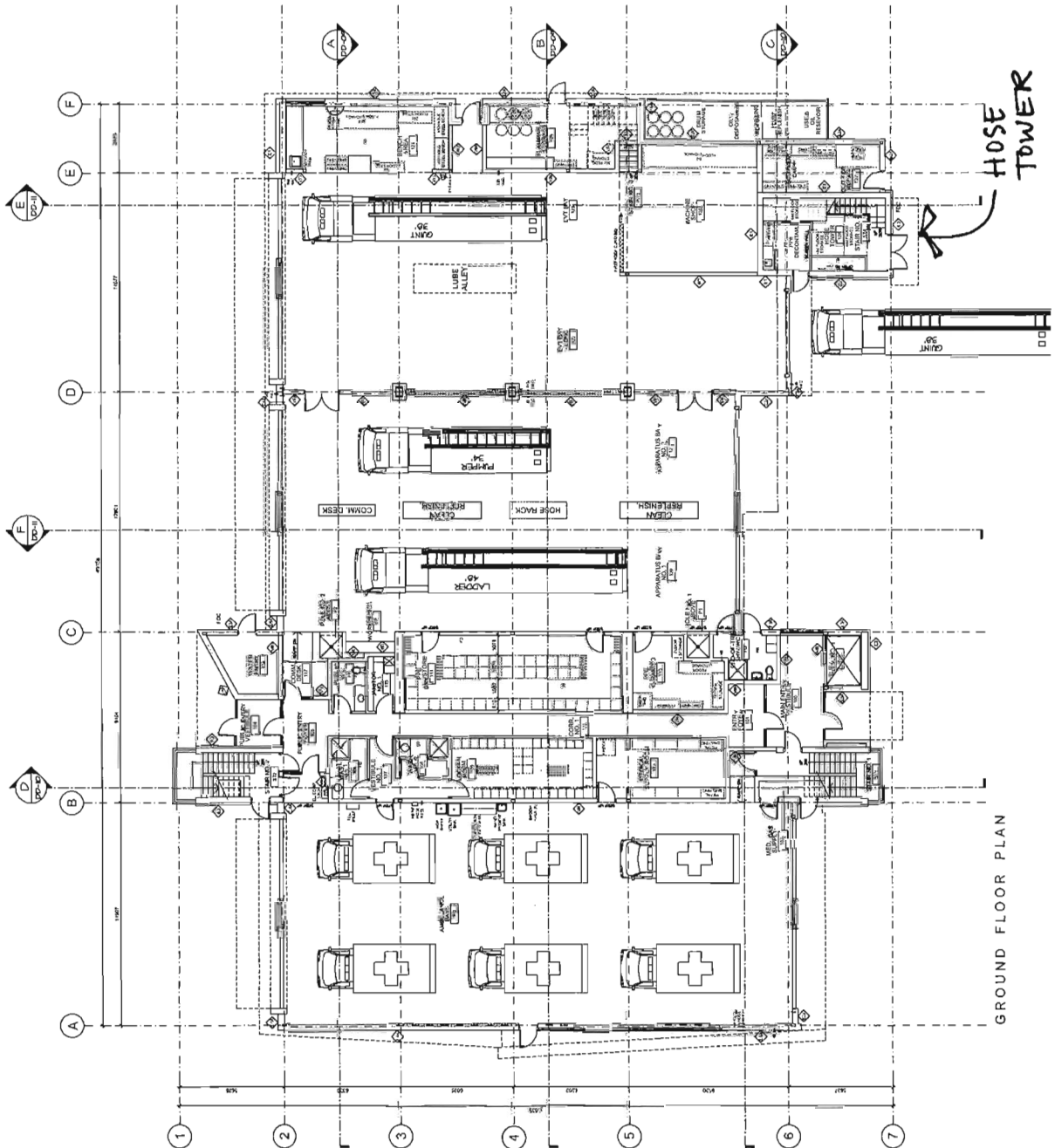
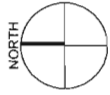


S2 CONSULTING
ARCHITECTURE | INTERIOR DESIGN | LANDSCAPE ARCHITECTURE
1800 Cambie Street, Suite 200
Richmond, BC V6X 1W4
Tel: 604.273.8888
www.s2consulting.com

GROUND FLOOR PLAN

DATE: 10/14/14
DRAWN BY: J. BROWN
CHECKED BY: M. BROWN
PROJECT NO.: 14-102
SHEET NO.: 01 OF 02

DD-03



Revision Number	Description	Date
1	Initial Design	2014.03.15
2	Final Design	2014.03.15
3	Final Design	2014.03.15
4	Final Design	2014.03.15
5	Final Design	2014.03.15
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7	Final Design	2014.03.15
8	Final Design	2014.03.15
9	Final Design	2014.03.15
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17	Final Design	2014.03.15
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20	Final Design	2014.03.15

CAMBIE FIRE HALL & AMBULANCE STATION NO. 3

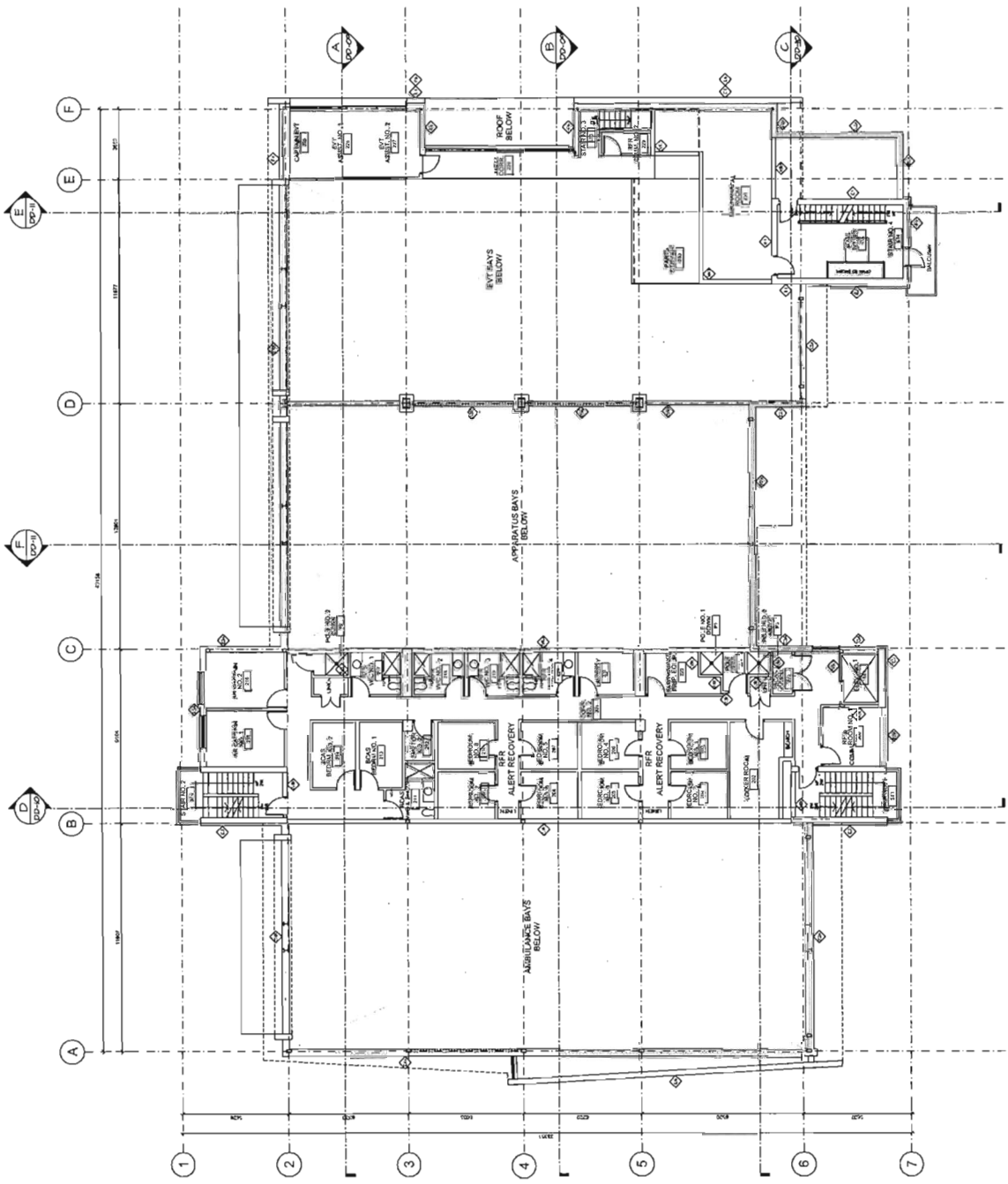
8445 Cambie Street
Richmond, BC, V6X 1Y4



S2 ARCHITECTURE
2000 West Broadway, Suite 200
Vancouver, BC V6J 1H8
Tel: 604.273.8888
www.s2architecture.com

SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"
Date: 2014.03.15
Client: RBC
Project: CAMBIE
Drawing No: 14-102

DD-04
Sheet Number: 14-102



SECOND FLOOR PLAN

Δ	REVISIONS	DATE
1	Issue 2017 Project Approval	2017.08.22
2	Issue 2018 Project Approval	2018.08.15
3	Issue 2019 Project Approval	2019.08.15
4	Issue 2020 Project Approval	2020.08.15
5	Issue 2021 Project Approval	2021.08.15
6	Issue 2022 Project Approval	2022.08.15
7	Issue 2023 Project Approval	2023.08.15
8	Issue 2024 Project Approval	2024.08.15
9	Issue 2025 Project Approval	2025.08.15
10	Issue 2026 Project Approval	2026.08.15
11	Issue 2027 Project Approval	2027.08.15
12	Issue 2028 Project Approval	2028.08.15
13	Issue 2029 Project Approval	2029.08.15
14	Issue 2030 Project Approval	2030.08.15

CAMBIE FIRE HALL & AMBULANCE STATION NO. 3

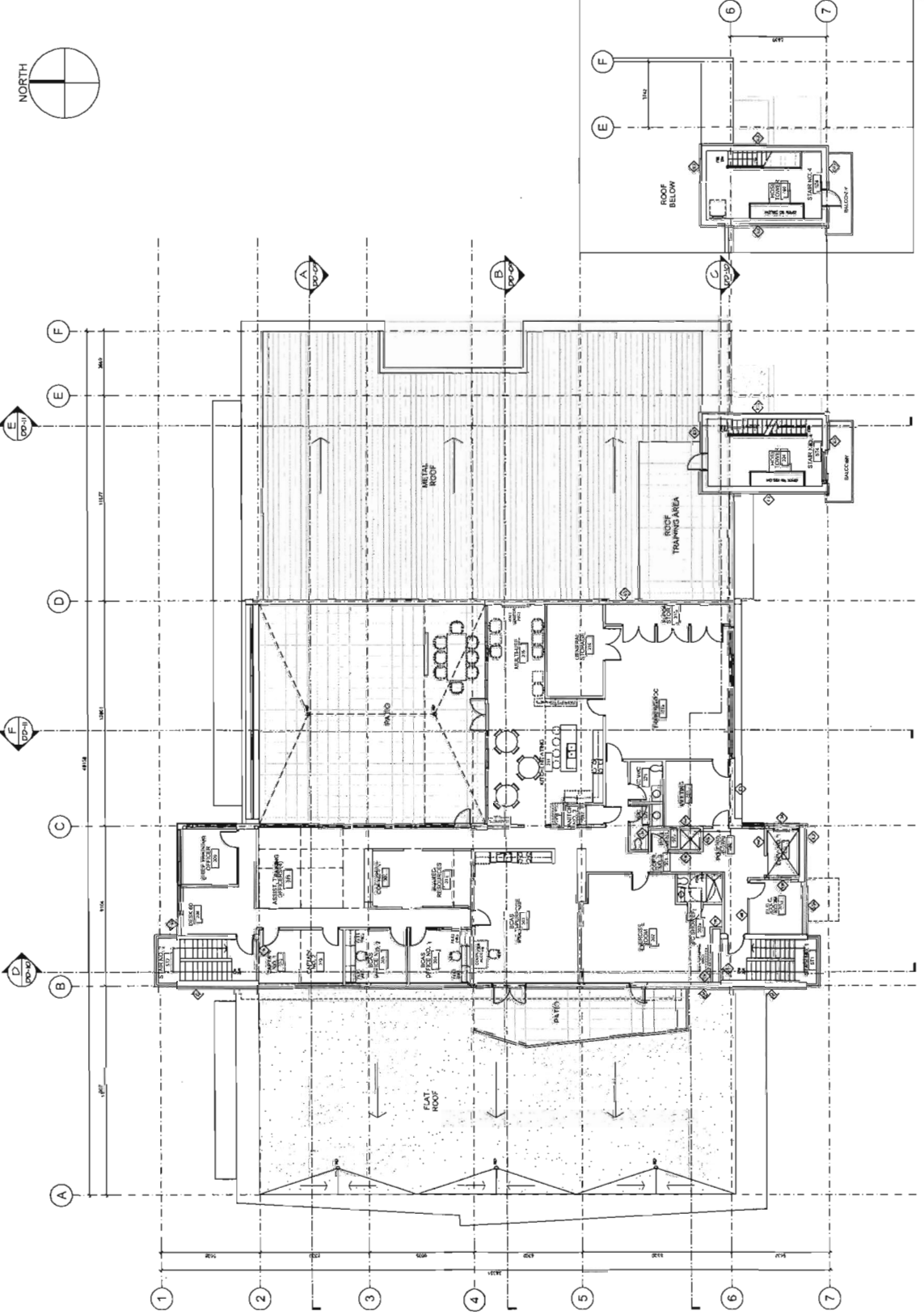
3180 Cambie Road
Richmond, BC V6X 1K4



THIRD & FOURTH FLOOR PLAN

DATE: 11-13-20
 DRAWN BY: J. COLEMAN
 CHECKED BY: J. COLEMAN
 PROJECT NO.: 14-102

DD-05



THIRD FLOOR PLAN

FOURTH FLOOR PLAN

Checklist Item	Ref.	Pass
1. All areas comply with the Building Code	2014 BCBC	
2. All areas comply with the Fire Code	2012 FRC	
3. All areas comply with the Accessibility Code	2010 AAC	
4. All areas comply with the Electrical Code	2012 ECA	
5. All areas comply with the Gas Code	2012 GCS	
6. All areas comply with the Mechanical Code	2012 MCA	
7. All areas comply with the Plumbing Code	2012 PCA	
8. All areas comply with the Fire Protection Code	2012 FPC	
9. All areas comply with the Fire Alarm Code	2012 FAC	
10. All areas comply with the Fire Extinguisher Code	2012 FEC	
11. All areas comply with the Fire Escape Code	2012 FES	
12. All areas comply with the Fire Stair Code	2012 FSC	
13. All areas comply with the Fire Lift Code	2012 FLC	
14. All areas comply with the Fire Alarm Control Panel Code	2012 FACPC	
15. All areas comply with the Fire Alarm Control Panel Code	2012 FACPC	
16. All areas comply with the Fire Alarm Control Panel Code	2012 FACPC	
17. All areas comply with the Fire Alarm Control Panel Code	2012 FACPC	
18. All areas comply with the Fire Alarm Control Panel Code	2012 FACPC	
19. All areas comply with the Fire Alarm Control Panel Code	2012 FACPC	
20. All areas comply with the Fire Alarm Control Panel Code	2012 FACPC	

CAMBIE FIRE HALL & AMBULANCE STATION NO. 3

1402 Cambie Road
Richmond, BC V6X 1K4

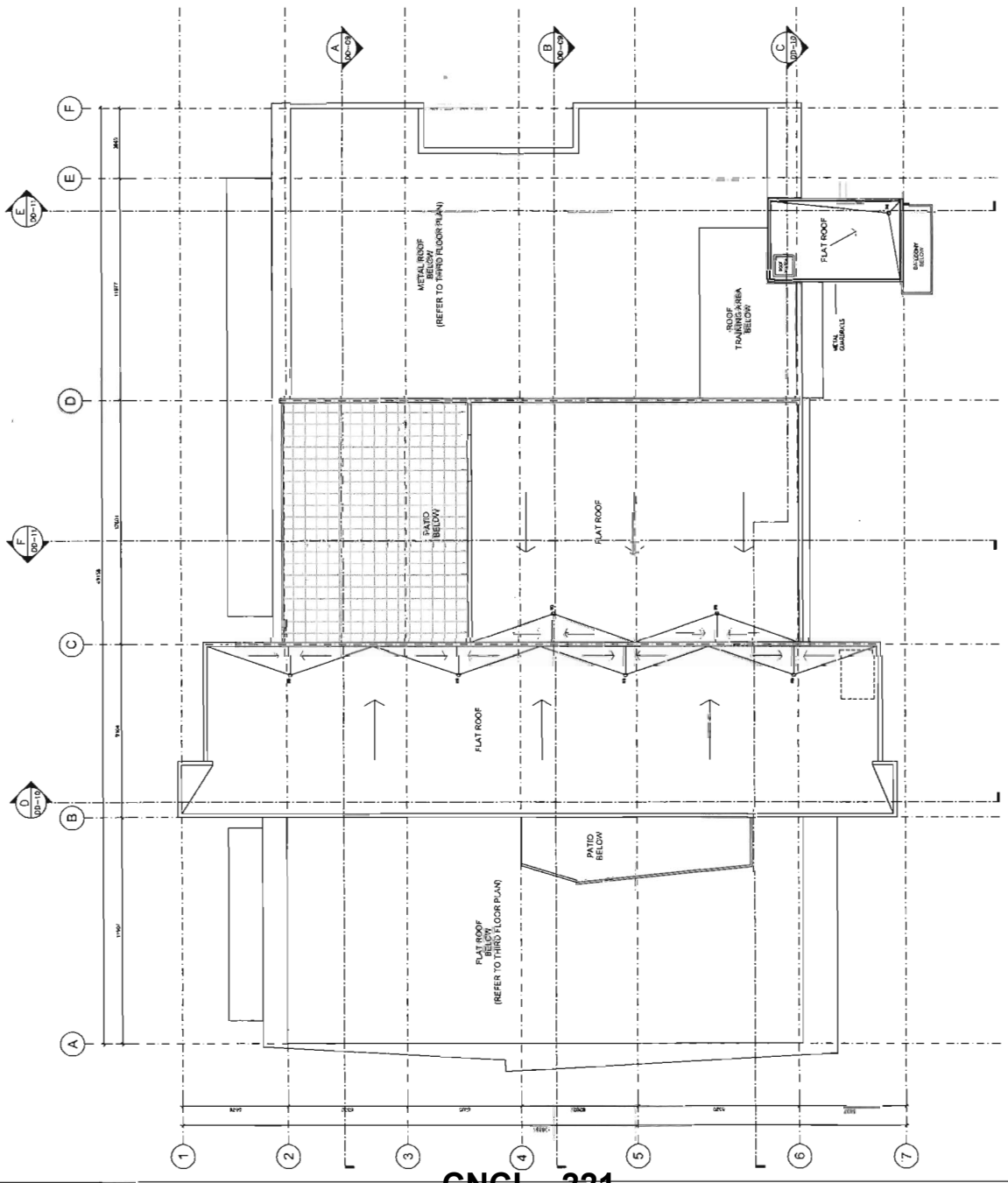


S2 CONSULTING
1402 Cambie Road
Richmond, BC V6X 1K4
Tel: 604-273-8888
www.s2consulting.com

ROOF PLAN

Scale: 1:100
Date: 2014.10.15
Drawn: ACD/M
Checked: JRL
Project No: 14-102
Drawing No: 14-102

DD-06



ROOF PLAN

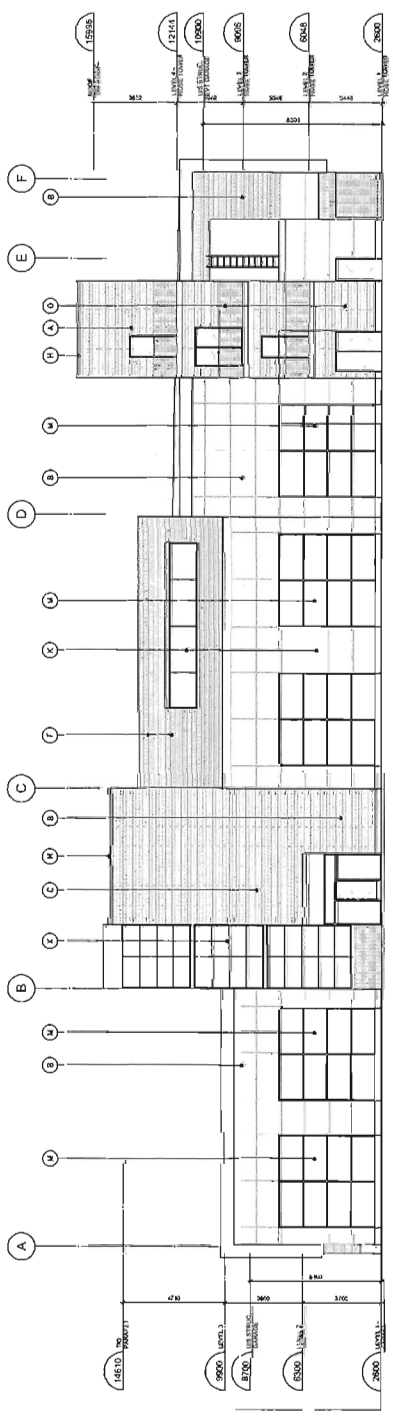
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2	Revisions		
3	Approved for Construction		
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5	Approved for Construction		
6	Approved for Construction		
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16	Approved for Construction		
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20	Approved for Construction		

CAMBIE FIRE HALL & AMBULANCE STATION NO. 3
 1415 Cambridge Road
 Richmond, BC V6X 1K4

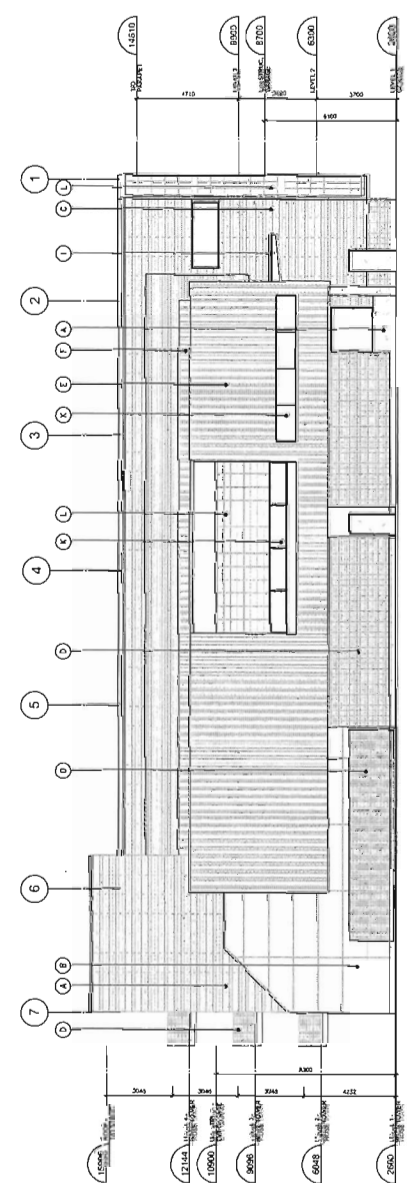
S2 DESIGN
 S2 Design Inc.
 2000 Hastings St. Vancouver, BC V6C 2G1
 Tel: (604) 278-8221
 Fax: (604) 278-8222
 www.s2design.com

BUILDING ELEVATIONS

Scale	1:100
Date	2014.10.15
Sheet	DD-08
Project	14-102
Client	BCIA
Project File	14-102



3 SOUTH ELEVATION
 SCALE 1:20



4 EAST ELEVATION
 SCALE 1:20

- MATERIAL NOTES:**
- CONCRETE
 - CEMENTITIOUS PANEL CLADDING
 - CEMENTITIOUS SIDING CLADDING
 - BRICK VENEER
 - PREFINISHED METAL CLADDING 1
 - PREFINISHED METAL CLADDING 2
 - PREFINISHED STANDING SEAM METAL ROOF
 - PREFINISHED METAL CLADDING 2
 - STEEL FRAME CANOPY WITH WOOD
 - SOFFIT
 - CLEAR ANODIZED ALUMINIUM CURTAIN WALL FRAMING
 - FRITTED GLASS PANELS
 - TRANSLUCENT FIBRE GLASS PANELS
 - OVERHEAD DOORS WITH CLEAR GLASS
 - PAINTED STEEL DOORS
 - GALVANIZED STEEL GRATING

1. Building Name	Cambie Fire Station
2. Building Address	1460 Crabtree Road, Richmond, VA 23234
3. Client Name	Richmond Fire Department
4. Project No.	2014-103
5. Date	01/20/15
6. Scale	1/8" = 1'-0"
7. Drawing No.	14-102
8. Revision	
9. Author	
10. Checker	
11. Designer	
12. Engineer	

CAMBIE FIRE HALL & AMBULANCE STATION NO. 3

1460 Crabtree Road
Richmond, VA 23234

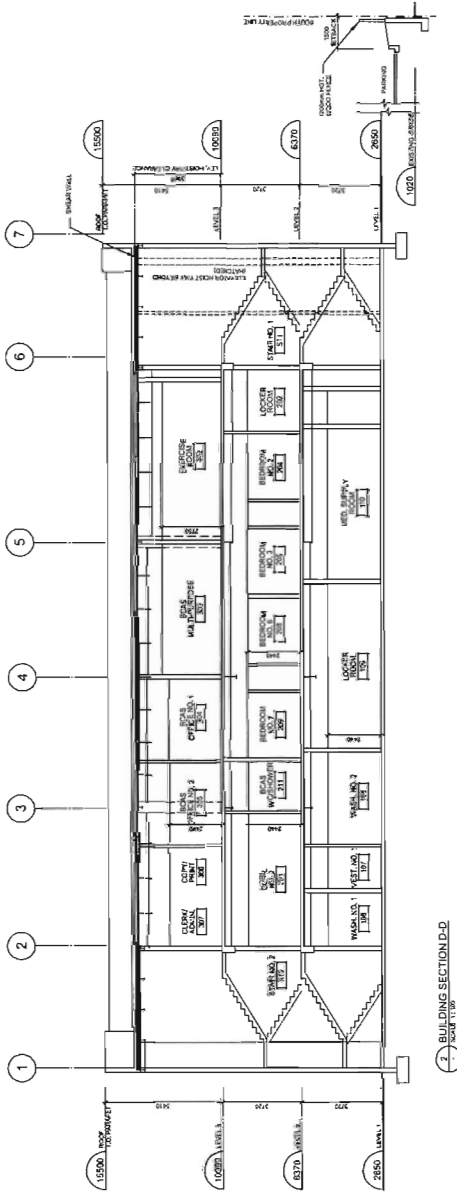


S2 Architecture
1460 Crabtree Road
Richmond, VA 23234
Tel: 804.781.1234
www.s2arch.com

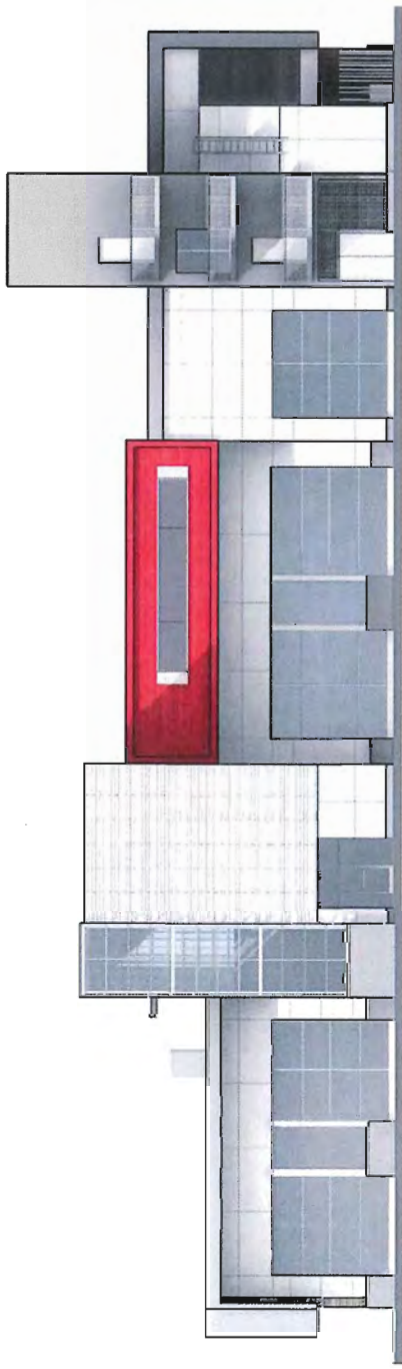
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DATE: 01/20/15
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DRAWING NO.: 14-102

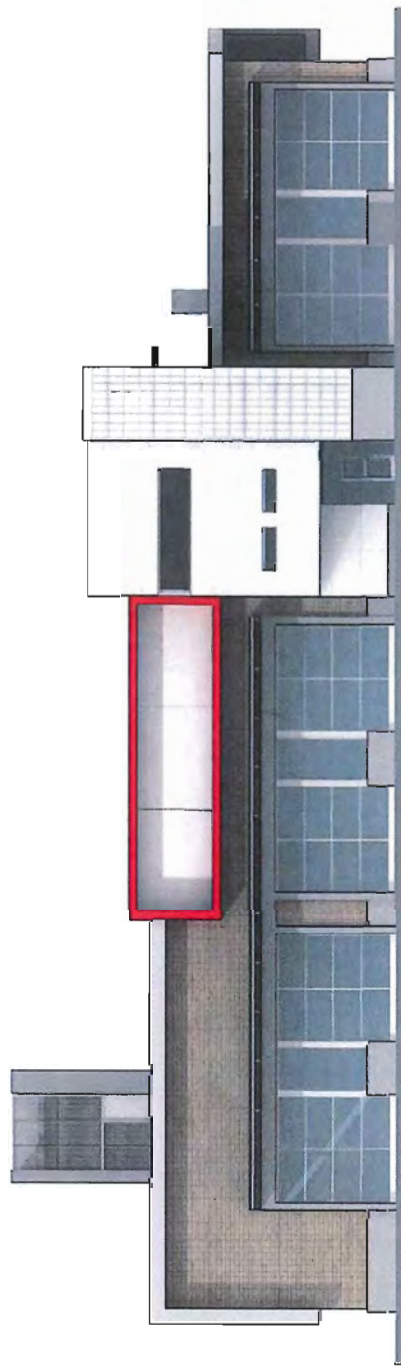
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2 - BUILDING SECTION D-D



South Elevation



North Elevation

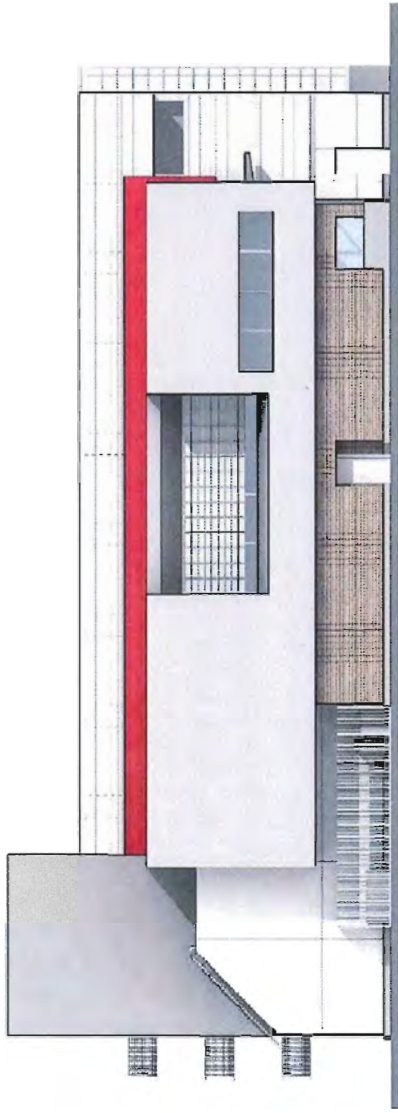
CNCL - 226

RICHMOND CAMBIE FIRE HALL & AMBULANCE STATION NO. 3

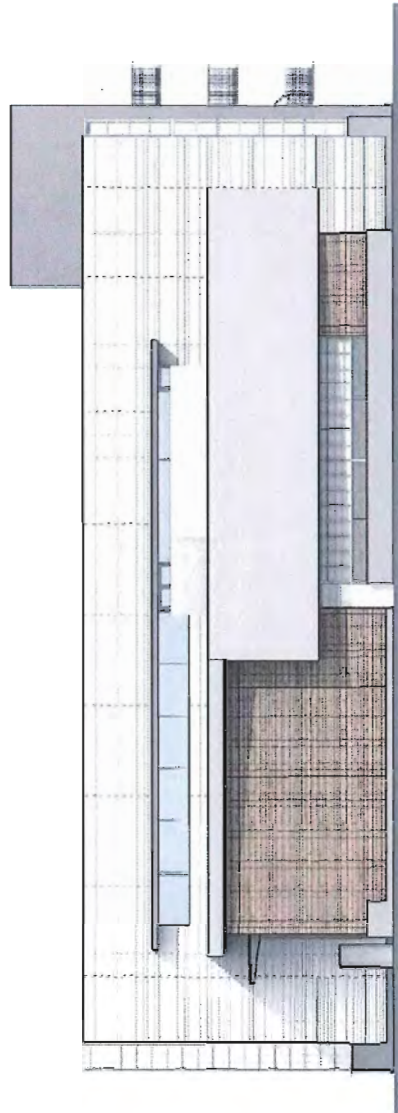
RENDERED ELEVATIONS



DGBK



East Elevation



West Elevation

CNCL - 227

RICHMOND CAMBIE FIRE HALL & AMBULANCE STATION NO. 3
RENDERED ELEVATIONS



DGBK

NO.	REVISION / ISSUE	DATE
1	Project Setup / Draft Submission	2014.02.24
2	Design Develop / Site Plan for Retaining	
3	Final Design / Design Development	2014.03.15
4	Final Design / 100% Utility Development	2014.03.31

CAMBIE FIRE HALL & AMBULANCE STATION NO. 3

860 CAMBIE ROAD
VANICUDE BC V9A 1V4



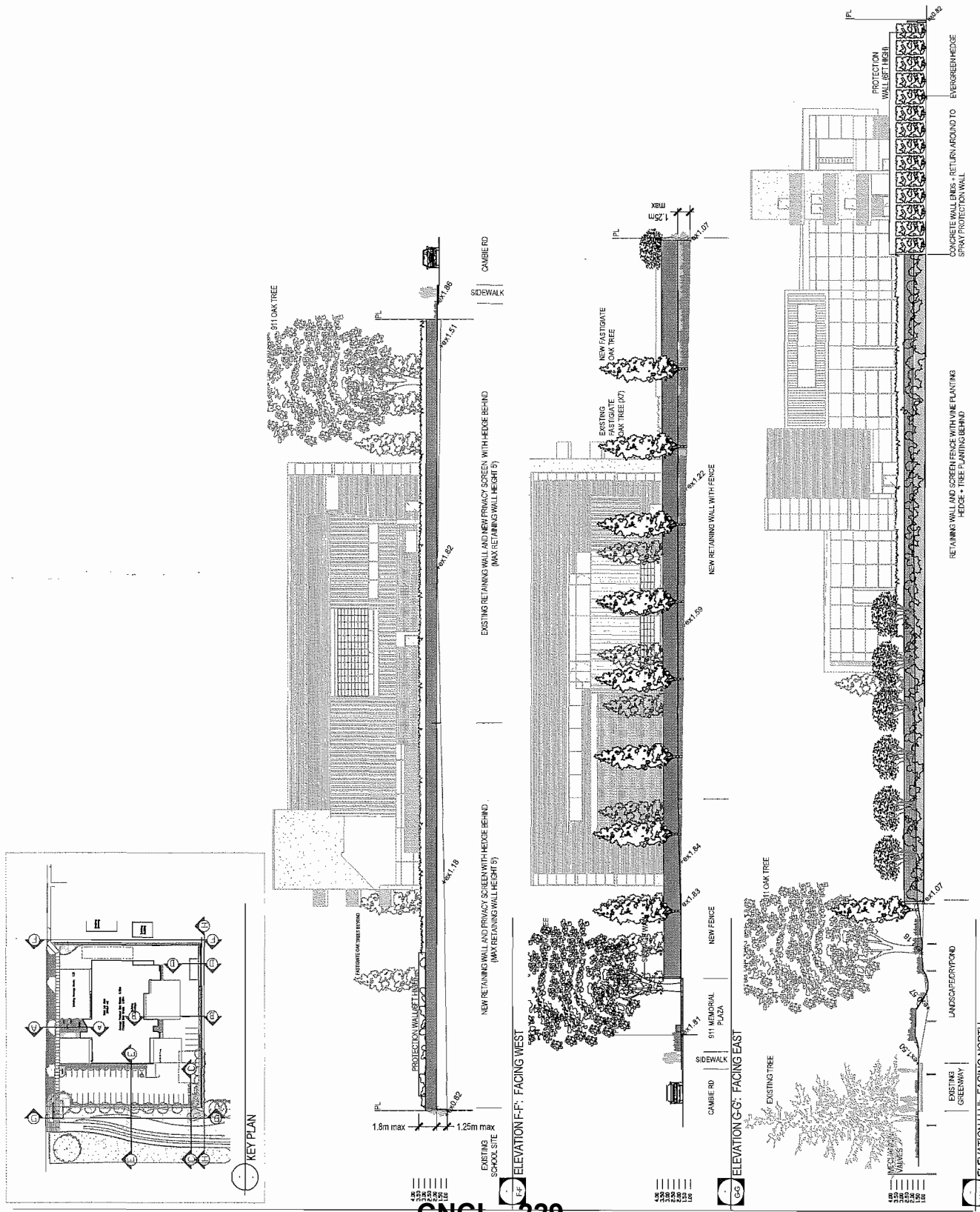
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KLAS ARCHITECTURE ARCHITECTURE & INTERIOR DESIGN
2130 LEXINGTON AVENUE, SUITE 1000
VANICUDE BC V9A 1V2
TEL: 250.634.4444 WWW.KLASARCHITECTURE.COM

ELEVATIONS

SCALE 1:100
DATE 2014.03.31
DRAWN BY MHLM
CHECKED BY
PROJECT NO. 14012
DRAWN BY

L2.0



PROJECT / DATE	DATE
1. Project Design Development	2014.05.21
2. Design Development	2014.05.21
3. Final Design	2014.05.21
4. Construction Documents	2014.05.21
5. Construction	2014.05.21
6. Construction	2014.05.21
7. Construction	2014.05.21
8. Construction	2014.05.21
9. Construction	2014.05.21
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18. Construction	2014.05.21
19. Construction	2014.05.21
20. Construction	2014.05.21

CAMBIE FIRE HALL & AMBULANCE STATION NO. 3

1805 Cambie Street
Richmond, BC V6X 3K4



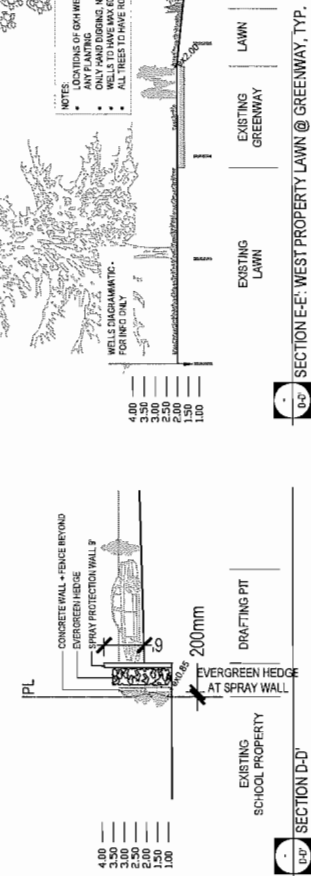
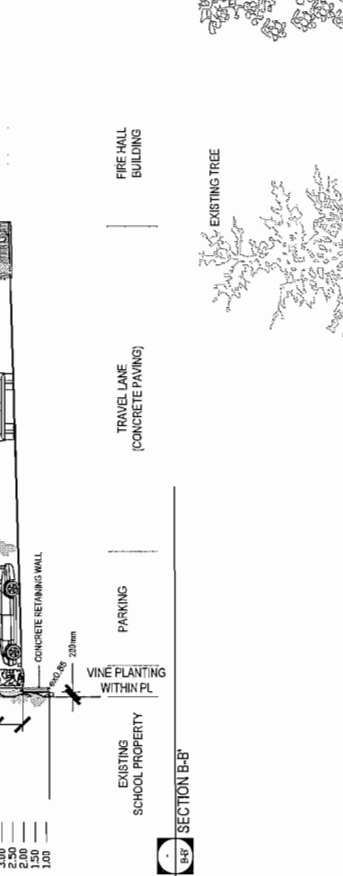
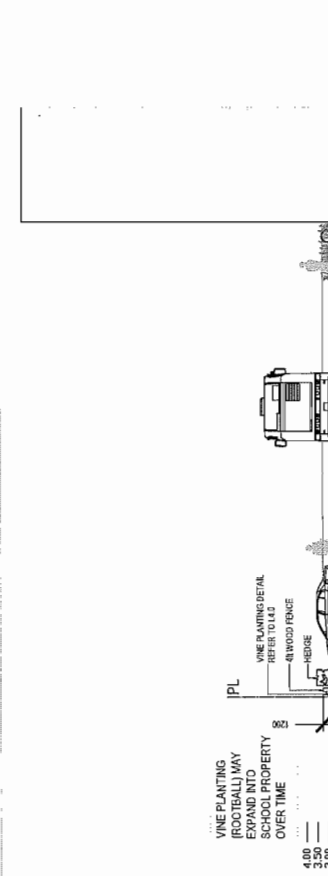
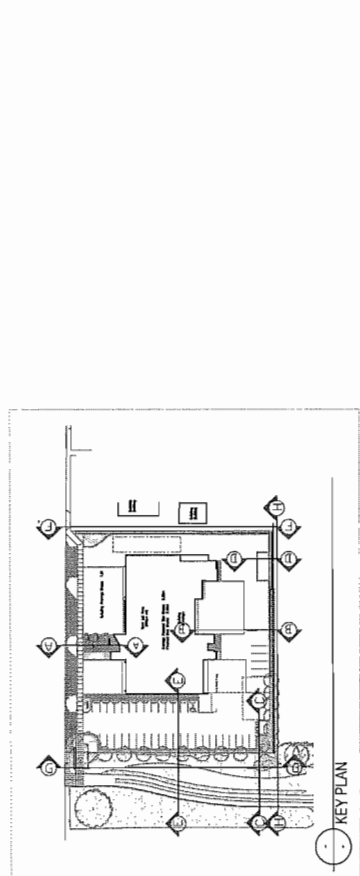
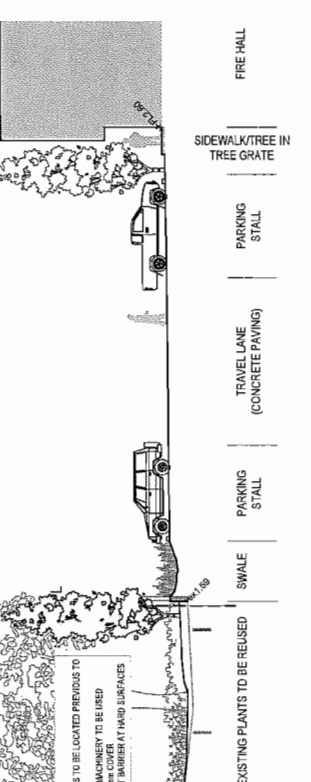
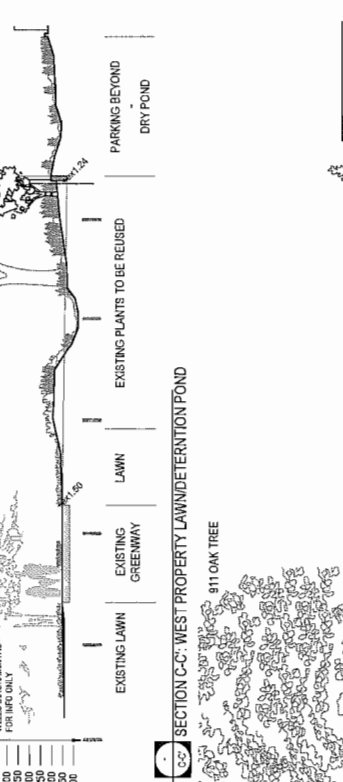
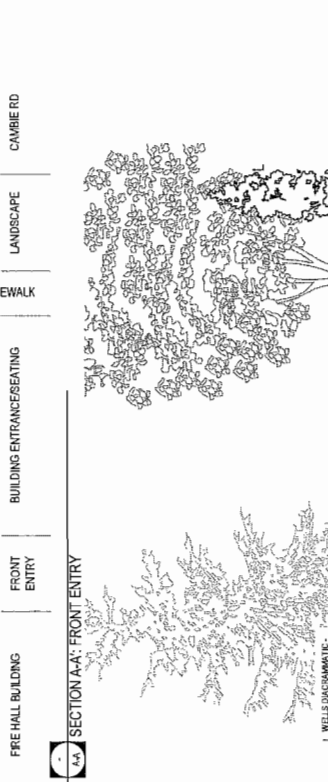
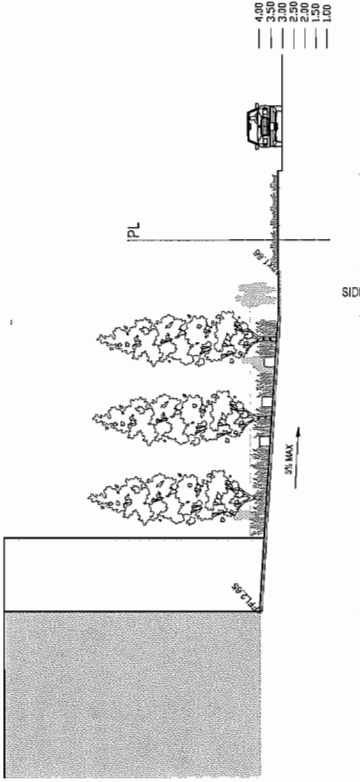
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SECTIONS

SCALE	1:200
DATE	2014.05.21
DESIGNER	MJLM
CHECKER	ML
PROJECT NO.	14012
WORKING SET	

L3.0

100% CONSTRUCTION DOCUMENTS



Symbol / Item	Notes
1	1. Primary Design Permit Submission 2014.08.28
2	2. Final Design Information for Bidding 2014.10.31
3	3. Issued for 2015 Construction 2014.10.31
4	4. 2015.01.15
5	5. 2015.03.01
6	6. 2015.03.01
7	7. 2015.03.01
8	8. 2015.03.01
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14	14. 2015.03.01
15	15. 2015.03.01

CAMBIE FIRE HALL & AMBULANCE STATION NO. 3

1605 Cambie Street
Richmond, BC V6X 1Y4

PFS STUDIO
Landscape Architecture

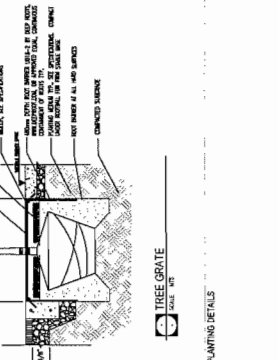
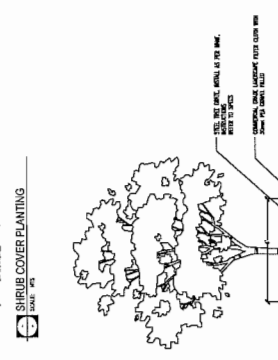
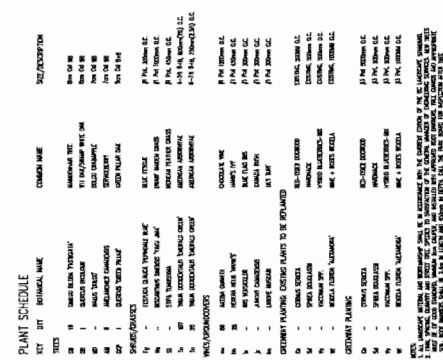
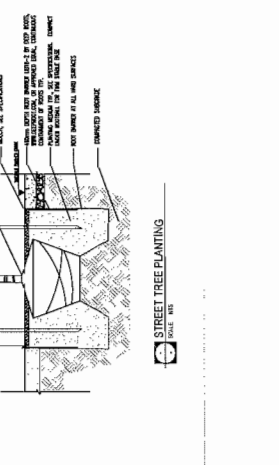
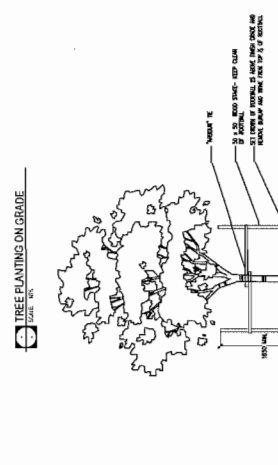
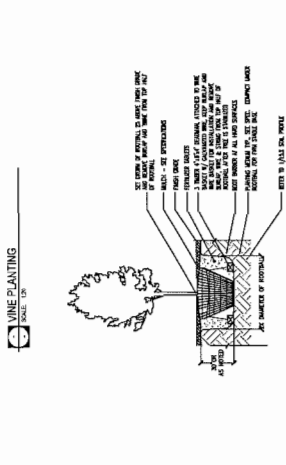
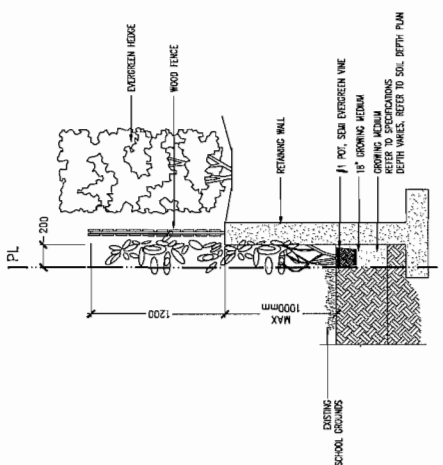
DATE: 2014.10.31
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DETAILS

14012
REVISED: 10/31/14

L4.0

PAVING DETAILS



PLANT SCHEDULE	KEY	SYMBOLOGY	COMMON NAME	RECOMMENDATION
TREES	01	[Symbol]	AMERICAN BEECH	See 01 B
	02	[Symbol]	AMERICAN BEECH	See 01 B
	03	[Symbol]	AMERICAN BEECH	See 01 B
	04	[Symbol]	AMERICAN BEECH	See 01 B
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SHRUBS	11	[Symbol]	AMERICAN BEECH	See 01 B
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Number / Name	Scale
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3. 3rd Floor Plan	1/8" = 1'-0"
4. 4th Floor Plan	1/8" = 1'-0"
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20. 20th Floor Plan	1/8" = 1'-0"
21. 21st Floor Plan	1/8" = 1'-0"
22. 22nd Floor Plan	1/8" = 1'-0"
23. 23rd Floor Plan	1/8" = 1'-0"
24. 24th Floor Plan	1/8" = 1'-0"
25. 25th Floor Plan	1/8" = 1'-0"
26. 26th Floor Plan	1/8" = 1'-0"
27. 27th Floor Plan	1/8" = 1'-0"
28. 28th Floor Plan	1/8" = 1'-0"
29. 29th Floor Plan	1/8" = 1'-0"
30. 30th Floor Plan	1/8" = 1'-0"
31. 31st Floor Plan	1/8" = 1'-0"
32. 32nd Floor Plan	1/8" = 1'-0"
33. 33rd Floor Plan	1/8" = 1'-0"
34. 34th Floor Plan	1/8" = 1'-0"
35. 35th Floor Plan	1/8" = 1'-0"
36. 36th Floor Plan	1/8" = 1'-0"
37. 37th Floor Plan	1/8" = 1'-0"
38. 38th Floor Plan	1/8" = 1'-0"
39. 39th Floor Plan	1/8" = 1'-0"
40. 40th Floor Plan	1/8" = 1'-0"
41. 41st Floor Plan	1/8" = 1'-0"
42. 42nd Floor Plan	1/8" = 1'-0"
43. 43rd Floor Plan	1/8" = 1'-0"
44. 44th Floor Plan	1/8" = 1'-0"
45. 45th Floor Plan	1/8" = 1'-0"
46. 46th Floor Plan	1/8" = 1'-0"
47. 47th Floor Plan	1/8" = 1'-0"
48. 48th Floor Plan	1/8" = 1'-0"
49. 49th Floor Plan	1/8" = 1'-0"
50. 50th Floor Plan	1/8" = 1'-0"

CAMBIE FIRE HALL & AMBULANCE STATION NO. 3

945 Cambie Road
Richmond, BC V6E 1Y4

PFS STUDIO
ARCHITECTURE

PROJECT NO. 1000000
DATE: 2019.10.15
SCALE: 1/8" = 1'-0"

PRECEDENT IMAGES

DATE: 2019.10.15
PROJECT NO: 10012
PROPERTY NO: 10012

L5.0



PRECEDENT IMAGES



GRAPHIC PAVING PATTERN



TREES PLANTING INTEGRATED IN PAVING PATTERN



MATERIALS



INTEGRATED SITE FURNISHING IN PAVING PATTERN



QUERCUS BICOLOR (GROUND ZERO OAK)



SIMPLE PLANTING PALLETTE



FASTIGIATE TREES TO MAINTAIN VIEW LINES



STORMWATER SWALES



WET / DRY STORMWATER POND



PARK PLANTING: WILDFLOWER MIX AND ORNAMENTAL GRASSES



NON-CUMULATIVE SEMI-SOLID FENCING



BENCH OPTION: RED COLOUR



BENCH OPTION: NATURAL STONE SLABS



BENCH OPTION: WOOD TOP



RZ 14-667788

Attachment 3

Address: 9620, 9660 and 9700 Cambie Road

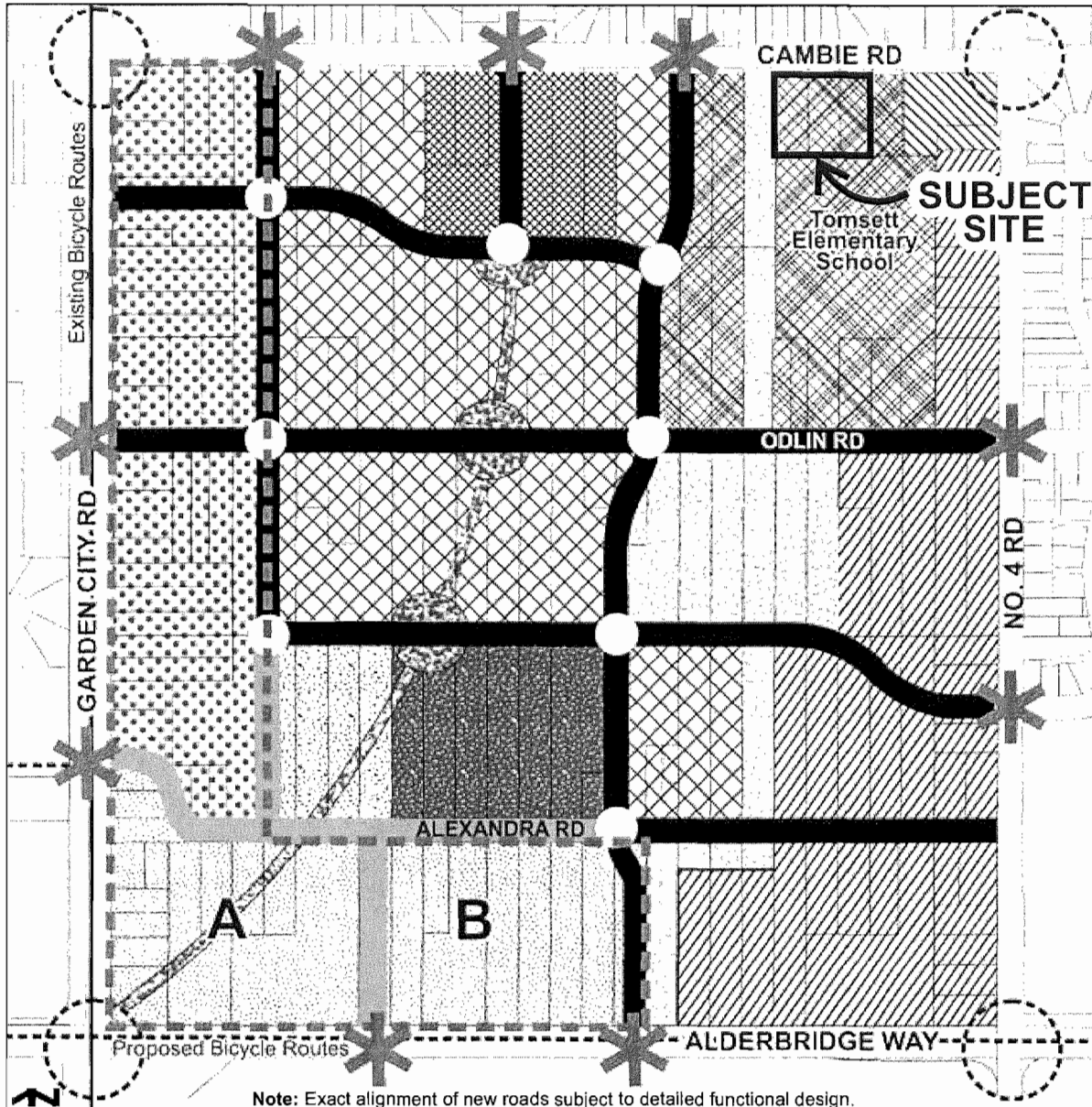
Applicant: City of Richmond

Planning Area(s): Alexandra Neighbourhood (West Cambie)

	Existing	Proposed
Owner	City of Richmond	City of Richmond
Site Size	5,745.4 m ²	Development site 5,473.3 m ² Road Dedication 272.10 m ² Total 5,745.4 m ²
Land Uses	Vacant	Fire Hall and Ambulance Station
Area Plan Designation	Community Institutional	Complies
Zoning	Single Detached (RS1/F)	School & Institutional Use (SI)

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	N/A	0.45	N/A
Lot Coverage – Building:	N/A	27%	N/A
Setback – Cambie Road	Min. 6 m	9.9 m Min.	None
Setback – West Side Yard	Min. 3 m	21.2 m	None
Setback – East Side Yard	Min. 3 m	8.9 m Min.	None
Setback –Rear Yard	Min. 3 m	19.9 m Min.	None
Building Height	Max. 12 m within 10 m of a residential zone	Training/Hose Tower 14.2 m Building 12.9 m Max. and 9.6 m Max. within 10 m of a residential zone	None

Alexandra Neighbourhood Context Land Use Map



Note: Exact alignment of new roads subject to detailed functional design.

Area of No Housing Affected by Aircraft Noise	Residential Area 2 0.65 base FAR (Max. 0.75 FAR with density bonus for affordable housing). 2 & 3-storey Townhouses.	Park: North Park Way, Central Park, South Park Way
Business/Office - office over retail FAR up to 1.25	Mixed Use: Hotel, office and streetfront retail commercial Area A: Min. 0.60 FAR up to 2.0 Area B: Large and small floor plate up to 1.0 FAR	Alexandra Way (Public Rights of Passage Right-of-way)
Convenience Commercial	Mixed Use: • abutting the High Street, medium density residential over retail. • not abutting the High Street, medium density residential 1.25 base FAR - Building heights low to mid-rise (Max. 1.50 FAR with density bonus for affordable housing)	Proposed Roadways
Residential Area 1 1.50 base FAR (Max. 1.70 FAR with density bonus for affordable housing). Townhouse low-rise Apts. (4 storey typical)	Community Institutional	High Street
Residential Area 1A 1.50 base FAR (Max. 1.75 FAR with density bonus for affordable housing). Townhouse, low-rise Apts. (6-storey maximum)		New Traffic Signals
Residential Area 1B 1.68 base FAR (Max. 1.88 FAR with density bonus for affordable housing) (6-storey maximum)		Feature Intersections details to be developed
		Feature Landmarks in Combination with Traffic Calming Measures

The Advisory Design Panel Meeting

Annotated meeting minutes excerpt
Wednesday, October 15, 2014

RZ 14-667788 – FIRE HALL AND AMBULANCE STATION

APPLICANT: City of Richmond

PROPERTY LOCATION: 9620, 9660 and 9700 Cambie Road

Applicant's Presentation

Architect Robert Lange, DGBK Architects, and Landscape Architect Maureen Hetzler, PFS Studio, presented the project and answered queries from the Panel on behalf of the applicant.

Panel Discussion

Comments from the Panel were as follows (with project team design response included in ***'bold italics'***):

- Assume that the proposed floor plan works well; sophisticated spatial elements in building design are interesting; however, suggest toning down the architecture and simplifying, particularly the front elevations; the side elevations work better, beautifully designed – ***Considered. The overall form and character has been established and opportunities to simplify details will be considered through the Building Permit design detail process.***
- Would be nice to see a green roof, maybe a portion of the deck; staircase element facing the street should be translucent and not solid to provide light and movement animation during night time – ***Unfortunately a green roof is not included in the proposed project, but the project does include rainwater collection and controlled discharge into the storm water sewer system. The stair design includes translucent panels, which will contribute light animation to the streetscape.***
- The proposed project is well thought out in a challenging site; programming is successful – ***Noted.***
- The front entry to the building could be softened up; consider creating an interstitial space between the inside and outside of the building – ***Considered. The entrance is designed to be clearly identifiable but not a public gathering space for the proposed emergency response building. This will be a busy facility with emergency response, training and vehicle maintenance.***
- Concern on the white materials of the building as they tend to become darker over time; also consider reducing the overhangs at the front and back of the building – ***Material selection has been undertaken carefully for maintenance, durability and design performance. The project team will consider the input during final colour selection.***
- The building is well designed and reveals its institutional function; appreciate the applicant's consideration of public art on the west side of the building which would have great exposure to the public; look forward to see the public art plan – ***Noted.***
- Appreciate the explanation of the applicant regarding the rationale for the proposed treatment of the east and south edges of the site – ***Noted.***
- Site plan is handled well; however, concern on the project's relationship with the adjacent single detached home to the east – ***At the interface with the neighbouring single detached home to the east, a slow growing hedge that is easier to maintain is proposed after consultation with the neighbour. Along this edge of the site, the building is set back, the building height is lower, the number of window openings has been reduced and translucent glazing has been used as much as possible to provide privacy to the neighbouring home. The taller portions of the building are located further away from the residential home.***

- Appreciate the contemporary building; however, agree with the comment that it has a “busy” feel to it; look at opportunities to simplify the architecture of the building; consider integrating the singular red element on the building into the main core – ***The project team will consider the input during final colour selection.***
- Appreciate the provision of elevator access to the top floor – ***Noted.***
- Good project; would like to see the project tie up with the City’s district energy system; look at the energy data of other fire hall projects of the City for guidance on the project’s energy system – ***The project team is reviewing the needs of the facility and the district energy utility to see if connection is feasible. This review will continue through the mechanical design process.***
- Agree with comment regarding the suggested treatment to the front entrance of the building; also look at safety issues in spaces in front of the building, e.g. location of the proposed mini-plaza next to emergency vehicle driveways – ***Considered as noted above.***
- Consider a mechanism to prevent vehicles from shooting off over the school’s playing field to the south of the proposed project – ***The project team will consider the input during the Building Permit design detail process.. Vehicles are anticipated to be travelling at slow speed on the subject site.***
- (In addition, the following comment of Panel member Grant Burton was read by the Chair) consider structural soil cells for planting in front of the building – ***The project team will consider the input during the Building Permit design detail process.***
- At the conclusion of the consideration of the subject development, the Panel expressed their unanimous support for the project.



Richmond Zoning Bylaw 8500
Amendment Bylaw 9176 (RZ 14-667788)
9620, 9660 and 9700 Cambie Road

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

- 1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "SCHOOL & INSTITUTIONAL USE (SI)".

P.I.D. 004-234-561

East Half Lot 11 Except: The South 250 Feet, Block "A" of Section 34 Block 5 North Range 6 West New Westminster District Plan 1224

P.I.D. 012-030-660

West Half Lot 12 Except: The South 250 Feet, Block "A" Section 34 Block 5 North Range 6 West New Westminster District Plan 1224

P.I.D. 003-433-048

East Half Lot 12 Except: The South 250 Feet, Block "A" Section 34 Block 5 North Range 6 West New Westminster District Plan 1224

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9176".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL

ADOPTED

Approval stamp: CITY OF RICHMOND, APPROVED by SB, APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER